

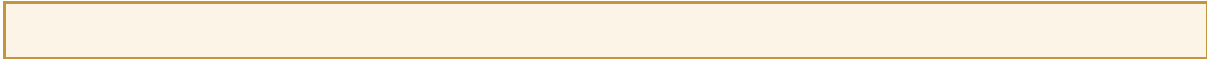
HAMPSTEAD
CHARTERED SURVEYORS
& BUILDING CONSULTANCY

HERITAGE IMPACT STATEMENT

Flat 10, The Gables, Fortis Green, London N10 3EA

In support of an application for Listed Building Consent — internal refurbishment and services modernisation

Property	Flat 10, The Gables, Fortis Green, London N10 3EA
Listing	Grade II — National Heritage List for England entry 1390723 (listed 11 September 2003)
Conservation area	Fortis Green Conservation Area (designated 1 March 1974)
Local Planning Authority	London Borough of Haringey
Applicant	Mr Peter Mallet
Prepared by	Hampstead Chartered Surveyors & Building Consultancy
Author	Savas Bulduk MRICS
Our reference	26.003
Pre-application	TBC
Date	July 2026
Status	ISSUE
To be read with	Application drawings 103/A-100-01 to 05 (existing and proposed floor plans, electrical layouts and significance plan) and the supporting documentation listed in the drawing register.



1.0 Introduction

- 1.1.1** This Heritage Impact Statement has been prepared by Hampstead Chartered Surveyors & Building Consultancy in support of an application for Listed Building Consent for internal refurbishment and services modernisation works to Flat 10, The Gables, Fortis Green, London N10 3EA. It should be read in conjunction with the application drawings and all other submitted supporting documentation.
- 1.1.2** The proposed works are wholly internal. No external works or alterations to the external envelope of the listed building are proposed.
- 1.1.3** This Statement draws upon our visible inspection of the flat and the Letter Report prepared by this practice (Ref 26.003, inspection 8 May 2026), together with the information supplied by the applicant, the proposed drawings, and our review of previous Listed Building Consent applications and associated heritage documentation relating to other flats within The Gables.
- 1.1.4** Our inspection was visual and non-intrusive. We did not open up the structure or carry out tests on services. Assessments of significance and condition are necessarily based on the fabric visible at the time of inspection and on the information supplied; the condition of concealed elements (for example floor voids and joists) should be confirmed as opening-up proceeds.
- 1.1.5** The listing and conservation-area designations recorded in this Statement are stated as understood at the date of drafting and should be confirmed by the applicant's solicitor's search prior to submission.

2.0 The site, listing and local designations

- 2.1.1** The Gables is a substantial three-storey Edwardian mansion block of 1907 in Fortis Green, on the western edge of Muswell Hill, within the London Borough of Haringey. The building was designed by the architects W.J. and William Collins and is a well-preserved example of the Arts and Crafts and Jugendstil idiom, sharing many characteristics with the same architects' nearby Birchwood Mansions of 1907.
- 2.1.2** The block is arranged symmetrically about three recessed brick entrances, each serving a stack of flats. Flat 10 is understood to be one of six flats (Nos 7–12) served by one of these principal entrances. Each floor retains its original planform, with a central communal stair and a flat to either side, and the communal areas retain terracotta floors and entrance doors with coloured stained-glass fanlights.
- 2.1.3** The Gables is listed at **Grade II** (National Heritage List for England entry 1390723, listed 11 September 2003). The list description addresses the exterior in detail and expressly records that the **interior was not inspected** at the time of listing. The special architectural and historic interest of the building nonetheless extends to surviving internal fabric — including original planform, joinery, plaster detailing, ceiling roses, timber windows and floorboards — which contributes to its significance and is a material consideration in the assessment of internal works.
- 2.1.4** The building lies within the Fortis Green Conservation Area, designated on 1 March 1974. The Fortis Green Conservation Area does not have a current adopted character appraisal; the adopted Muswell Hill Conservation Area appraisal is commonly referred to as the nearest relevant guidance for the area's character.

Statutory and policy framework

- 2.2.1** In determining an application for Listed Building Consent, the decision-maker is required by **section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990** to have special regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses.
- 2.2.2** The **National Planning Policy Framework (December 2024)** requires great weight to be given to the conservation of a designated heritage asset; that any harm to its significance be justified by clear and convincing justification; and that harm which is less than substantial be weighed against the public benefits of the proposal. The **London Plan (2021)** Policy HC1 (Heritage conservation and growth) is also relevant.
- 2.2.3** At the local level the adopted development plan comprises the **Haringey Local Plan: Strategic Policies (2017)** — in particular Policy SP11 (Design) and Policy SP12 (Conservation) — and the **Development Management DPD (2017)**, in particular Policy DM1 (Delivering High Quality Design), Policy DM9 (Management of the Historic Environment) and Policy DM12 (Housing Design and Quality). A new Haringey Local Plan is in preparation (Regulation 18 draft consulted in late 2025); until it is adopted, the 2017 development plan remains the operative policy framework.

3.0 Historical context

- 3.1.1** The core of present-day Muswell Hill and the adjoining part of Fortis Green were developed largely between the 1890s and the 1930s, much of it by the Collins family, whose work is characteristic of the high-quality Edwardian suburban architecture of the area. The Gables was built in 1907 and forms part of an established group of substantial mansion blocks of the period fronting Fortis Green.
- 3.1.2** The architectural interest of the block derives from its symmetrical brick elevations with tile-hung and rendered detailing, half-hipped and gabled roof forms, prominent chimney stacks, cast-iron balconies in the Jugendstil manner, and original timber casement and sash windows characteristic of the Edwardian design. A campaign of external repair to brickwork, roof and windows was completed in recent years.

4.0 Significance

- 4.1.1** Significance is the sum of the heritage values that make a place important. In assessing the significance of individual elements within the flat, the following rating scale has been applied:
- **High** — original fabric or features that make a strong positive contribution to the special interest of the listed building.
 - **Medium** — original or historic fabric making a moderate contribution, often altered or worn but still legible.
 - **Low** — fabric of limited heritage value, or later fabric of some interest.
 - **Negligible / Neutral** — fabric that neither contributes to nor detracts from significance.
 - **Detrimental** — later or non-original fabric that harms the character or appearance of the interior.
- 4.1.2** The flat retains a substantial amount of original and historic fabric — notably the original entrance door with original stained fanlight above the entrance door, original timber casement windows, original softwood floorboards, lath and plaster ceilings (except to Room 3), the

original plaster ceiling rose to Room 2, original cornicing to Rooms 1 and 2, and deep moulded skirtings and architraves. Its underlying Edwardian planform remains legible.

- 4.1.3** At the same time the flat has already undergone a number of alterations over an extended period. In common with others in the block the scullery arrangement was removed in the 1970s; the internal doors are modern replacements; the Room 3 ceiling has been overboarded with plasterboard; cornices have been lost to the Kitchen and Room 3; dado rails have been removed from Rooms 1 and 2; and the services have been modified piecemeal, with surface-mounted cabling and sockets set within the historic skirtings. The proposals are directed at repairing and reinstating this partially eroded interior on a conservation-led basis rather than at further alteration of significant fabric.

The paragraphs that follow describe, element by element, the existing condition and significance and the proposed works. The overall assessment of impact is drawn together in the Heritage Impact Assessment at Section 5.

Entrance door, fanlight and threshold

- 4.2.1** The original timber entrance door survives, with raised moulded panels, period ironmongery and a leaded and coloured over-door light incorporating the flat number — a feature common to the block and of high significance. The original quarry-tiled threshold to the communal approach also survives. A supplementary modern lock has been added, of limited heritage significance.
- 4.2.2** Significance: **High**. Proposed: the entrance door, fanlight and threshold are retained, made good and redecorated, and protected throughout the works. No alteration to significant fabric is proposed.

Walls, skirtings and architraves

- 4.3.1** The walls are of lath and plaster and masonry construction with later linings and, in places, tiling to the Kitchen and Bathroom. Deep moulded skirtings and architraves survive to Rooms 1 and 2, the hall and (in part) the Bathroom; skirtings have been removed or replaced in the Kitchen and Room 3 and at the Bedroom 1/2 partition. Surface-mounted cabling runs over the skirtings and sockets have been set within them, which detract from the character of the rooms.
- 4.3.2** Significance: skirtings and architraves **Medium–High**; wall plaster generally **Medium**. Proposed: sound historic plaster is retained; non-original linings are removed and localised lime plaster repairs are carried out, retaining the breathability of the historic fabric, with breathable paint finishes. Original skirtings and architraves are retained and repaired, with missing or cut sections pieced in to match in matching timber (notably in the Kitchen, Room 3 and the Bedroom 1/2 partition). Sockets are raised out of the skirtings into the wall plane at compliant height, leaving the historic joinery intact.

Ceilings, cornices and ceiling rose

- 4.4.1** The ceilings are original lath and plaster throughout with the exception of Room 3, which has been historically overboarded in plasterboard. An original plaster ceiling rose survives to Room 2 and is a key heritage feature. Original cornicing survives to Rooms 1 and 2, in good condition in parts; cornices are missing or have been skimmed over to the Kitchen and Room 3. Localised cracking is consistent with age-related movement rather than significant structural failure.
- 4.4.2** Significance: ceiling rose **High**; lath and plaster ceilings and cornices **Medium**. Proposed: the lath and plaster ceilings are retained and repaired using traditional lime-based materials and techniques, with complete reinstatement proposed only where fabric is damaged beyond repair. The Room 2 ceiling rose is retained and repaired. Surviving cornices are retained and repaired, with missing sections replicated to match the original profiles.

Floors

- 4.5.1** The original softwood pine floorboards survive throughout beneath modern finishes (laminated, vinyl and later floor coverings). They are worn, split and locally deteriorated, with historic service penetrations, adhesive residues and moisture staining, and have plainly been lifted repeatedly along the partition lines to run pipework for earlier installations. Isolated evidence noted to the floorboards may be consistent with historic woodboring infestation; this is to be confirmed on opening up. The floor voids have no insulation and there is limited sound separation between flats.
- 4.5.2** Significance: **Medium**. Proposed: the original boards are retained. Modern finishes are stripped; boards are lifted only where they have previously been lifted, reusing the existing chases and pipe runs, and are repaired by localised splints, dutchmen and matched replacement where beyond repair. A good-quality acoustic underlay is laid over the boards to improve sound separation, and the original boards are retained beneath the new Bathroom finish. This approach retains historic fabric, is reversible and improves the building for its occupants; it is directly comparable to the approach accepted at Flat 18 (HGY/2011/0472) and Flat 5 (HGY/2024/1808).

Windows and secondary glazing

- 4.6.1** The windows are original timber casements (with some leaded and small-paned lights), single glazed and painted. They exhibit age-related deterioration, failed paint finishes and perimeter sealant failure, with condensation staining to reveals; some ironmongery is a later replacement or is missing. Poor-quality metal secondary glazing has been fitted internally to Rooms 1, 2 and 3 and is failing; the Bathroom and Kitchen windows have no secondary glazing.
- 4.6.2** Significance: **High**. Proposed: the original window frames are retained and repaired following recognised good-practice principles for the repair of timber windows (summarised at Appendix 2). Missing or defective ironmongery is replaced with items appropriate to the age of the building in an antique brass finish. The failing secondary glazing is replaced with new slimline secondary glazing installed on a reversible basis and without damage to the historic fabric [proprietary system, e.g. Selectaglaze Series 10 Slimline, indicative and subject to specification]. These measures improve thermal and acoustic performance while remaining fully reversible.

Internal doors and fanlights

- 4.7.1** With the exception of the entrance door, the internal doors are modern flush replacements, which detract from the character of the interior; the original architraves largely survive. Single-glazed fanlights sit over most doors, and non-original boarding has been applied over some transom fanlights. Door ironmongery is non-original.
- 4.7.2** Significance: modern doors **Detrimental**; architraves **Medium**. Proposed: the modern doors are removed and replaced with new four-panel doors of traditional Edwardian design, taking a surviving original door within the block as the template. The Kitchen door is upgraded to a fire-rated (FD30) specification with the fanlight in fire-rated laminated glass, to satisfy current Building Regulations. The existing transom fanlight glazing survives intact and will be retained and protected during the works. No reinstatement of glazing is proposed. Ironmongery will be replaced with items appropriate to the age of the building in an antique brass finish.

Fireplaces

- 4.8.1** The fireplaces have been altered historically. The fireplace to Room 1 has been removed and the opening boarded over, although it is understood that the original fireplace opening remains intact behind the boarding, as evidenced by the surviving ventilation opening. No reinstatement of a fireplace is proposed within Room 1. The original fireplace to Room 2 has been removed historically and replaced with a later 1950s–1960s block fireplace with tiled surrounds. This later installation is not in keeping with the original Edwardian character of the building and exhibits loose and cracked tiles.
- 4.8.2** Significance: original openings **Medium**; later surrounds **Low**. Proposed: The later fireplace within Room 2 is proposed to be replaced with a fireplace surround that reflects the original Edwardian character of The Gables, taking surviving examples within the building as the precedent. The detailed design and installation methodology will be developed in consultation with an appropriate fireplace conservation specialist. This approach reinstates a more appropriate period feature whilst avoiding unnecessary opening-up works and is consistent with the conservation-led approach previously accepted by the Local Planning Authority at Flat 18.

Kitchen

- 4.9.1** The existing units are dated and show moisture damage; surviving cornice is present only in part, having been locally removed to accommodate service boxing; and there is no mechanical extraction, only air bricks. An open water tank is located within the kitchen adjacent to the gas meter and the extract arrangement is dated.
- 4.9.2** Significance: fittings **Detrimental / Low**. Proposed: the units and fittings are replaced; the large ceiling crack is repaired and surviving cornice retained and repaired; and mechanical extraction is provided reusing the existing ventilation opening, with no new external penetration through the historic fabric.

Bathroom

- 4.10.1** The existing sanitaryware is a later insertion of limited heritage significance. The original window, reveal and airbrick opening survive and contribute to the character of the room. The existing extract arrangement is limited, with no dedicated mechanical extraction currently provided.
- 4.10.2** Significance: fittings **Detrimental / Low**; window **High**. Proposed: The existing sanitaryware is replaced, with the bath removed and replaced by a walk-in shower within the existing layout. Existing soil, waste and service penetrations through the historic floor are reused wherever practicable, with no new penetrations proposed. Mechanical extraction is provided via the existing airbrick opening, avoiding any new openings through the external fabric. A new IP-rated light fitting is installed. The original window and reveal are retained, repaired and redecorated, and the original floorboards are retained beneath the new floor finish.

Services (electrical, heating and gas)

- 4.11.1** The existing electrical installation is dated and does not meet current standards, with a non-compliant consumer unit, sockets set within the skirtings, non-compliant wall-light installations and floor-mounted radiators with pipework in poor condition. The communal intake serving the block is of mixed age. Whilst no testing was undertaken, the condition and configuration support a coordinated upgrade.
- 4.11.2** Significance: existing installation **Detrimental / Low**. Proposed: the flat is rewired to BS 7671, reusing existing service routes, floor voids and chases wherever practicable to minimise disturbance to historic plaster, joinery and floors. Sockets are raised out of the skirtings to compliant wall positions; a new compliant consumer unit is installed; and interlinked smoke and heat detection is provided. A new boiler is installed reusing the existing flue position and

route, with no new external penetration, and radiators are relocated beneath the windows reusing the existing floor chases. Any works affecting the communal or incoming supply are to be coordinated with the freeholder, managing agent and Distribution Network Operator. These measures secure the long-term integrity and safety of the building while limiting disturbance to significant fabric.

Partitions, bulkhead and planform

4.12.1 The Edwardian planform of the flat is retained. A boxed bulkhead / downstand spanning one room at high level is a later intervention of limited heritage significance, likely associated with earlier remodelling. Significance: planform **Medium**; bulkhead **Neutral**. Proposed: the layout is retained and the boxed bulkhead retained as part of the evolved historic fabric; no reinstatement of the original ceiling or partition arrangement is proposed or considered necessary.

Dado and picture rails

4.13.1 There is evidence, from surviving fixings and disturbance to the plaster, of dado and/or picture rails formerly present to Rooms 1 and 2, now removed. Where sufficient evidence of the original design exists, reinstatement to match the original profile could be included, which would have a beneficial impact. (This item is likely to be of particular interest to the Conservation Officer and, as at Flat 11, may be addressed by an approval-of-details condition.)

5.0 Heritage Impact Assessment

5.1.1 The table below summarises, for each principal element, its existing significance, the proposal in outline, and our assessment of the impact of the proposal on significance. Value and magnitude have been considered together.

Element	Existing significance	Proposal (summary)	Impact on significance
Entrance door & stained fanlight	High	Retain, repair and redecorate; retain quarry-tiled threshold.	Neutral (preserved)
Original timber windows	High	Retain and repair frames; reinstate missing ironmongery; replace failing secondary glazing with new reversible slimline units.	High Beneficial
Original floorboards	Medium	Retain; strip modern finishes; lift only where previously lifted and reuse existing chases; localised repair; reversible acoustic underlay over boards.	Medium Beneficial
Lath & plaster ceilings / Room 2 ceiling rose	High (rose) / Medium	Retain and repair using traditional lime materials; retain and repair ceiling rose.	Medium Beneficial
Cornices	Medium	Retain and repair; replicate missing sections to match original profile.	Medium Beneficial
Skirtings & architraves	Medium–High	Retain and repair; piece in matching timber where missing; reinstate to match.	Medium Beneficial
Wall plaster / finishes	Medium	Strip non-original linings; localised lime repair; breathable paint.	Medium Beneficial
Internal doors & fanlights	Detrimental (modern)	Replace with four-panel doors of Edwardian design; Kitchen door FD30; retain existing fanlight glazing and protect during the works; antique brass ironmongery.	High Beneficial
Fireplaces	Medium (openings) / Low (later surrounds)	Reveal concealed opening and reinstate cast-iron Edwardian-style fireplace on surviving-example basis; repair surviving surround.	Beneficial

Element	Existing significance	Proposal (summary)	Impact on significance
Kitchen fittings	Detrimental / Low	Replace units and fittings; reuse existing ventilation opening (no new external penetration); repair ceiling crack.	Medium Beneficial
Bathroom fittings	Detrimental / Low	Replace sanitaryware; reuse existing stack and waste; extract via existing airbrick; remove open tank.	Medium Beneficial
Services (electrical / heating / gas)	Detrimental / Low	Full rewire to BS 7671 reusing routes and chases; sockets raised from skirting; new consumer unit; interlinked detection; boiler reusing existing flue; radiators relocated beneath windows.	High Beneficial
Planform & boxed bulkhead	Medium / Neutral	Retain layout; retain boxed bulkhead as evolved fabric.	Neutral
Dado & picture rails	Evidence of former	Reinstate to match original profile where evidence supports (Rooms 1 & 2).	Beneficial

5.2.1 Taken as a whole, the proposals are repair-led, reversible and conservation-focused. They retain the elements that make the strongest contribution to significance — the entrance door and fanlight, the timber windows, the original floorboards, the lath and plaster ceilings and ceiling rose, the cornices and the deep skirtings and architraves — and they **reinstate** lost traditional features (four-panel doors, transom fanlight glazing, a cast-iron fireplace and, where evidenced, dado and picture rails). The interventions that are new — upgraded services, kitchen and bathroom fittings and secondary glazing — are directed at elements that are themselves later, dated or detrimental, and are detailed to reuse existing routes and openings and to remain reversible.

5.2.2 On this assessment the proposals result in a **neutral-to-beneficial** impact on the significance of the listed building. No harm to significance is identified; to the extent that any element of the works were to be regarded as giving rise to less-than-substantial harm, that harm would be at the lowest end of the scale and would be clearly and convincingly outweighed by the heritage and public benefits of the scheme — securing the optimum viable use of the flat, arresting deterioration to significant fabric, and improving the building's condition, safety and sustainability for its occupants and for the wider listed building. The special regard required by section 16(2) of the 1990 Act to the desirability of preserving the building and its features of special interest is, in our assessment, satisfied.

5.2.3 The proposals are consistent with a well-established pattern of conservation-led refurbishment accepted by the Local Planning Authority throughout The Gables, most directly the near-identical scope approved at Flat 5 (HGY/2024/1808) and the floor, services and fireplace works approved at Flat 18 (HGY/2011/0472). The relevant applications are listed at Appendix 4.

6.0 Conclusion

6.1.1 Flat 10 retains a substantial amount of original fabric and its Edwardian character remains legible, notwithstanding historic alteration and long-term wear. The proposed works are a proportionate, repair-led programme of internal refurbishment and services modernisation which retains and repairs significant historic fabric, reinstates lost traditional detailing, and confines new intervention to later or detrimental elements on a reversible basis.

6.1.2 In our professional assessment the proposals preserve — and in several respects enhance — the special architectural and historic interest of the listed building, give rise to no harm to its significance, and accord with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the relevant policies of the

Haringey development plan. We therefore consider that the application is suitable for approval, subject to the conditions the Local Planning Authority may reasonably attach in relation to materials and detailing.

Prepared by

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For and on behalf of Hampstead Chartered Surveyors & Building Consultancy

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July 2026

Appendix 1 Statutory list entry

Source: National Heritage List for England, entry 1390723 (reproduced under the Open Government Licence).

THE GABLES — Fortis Green, Muswell Hill. Listed 11 September 2003, Grade II. Block of private flats, 1907 by W.J. and William Collins; Arts and Crafts and Jugendstil inspired; red and grey-brown brick, tile roofs and dressings.

EXTERIOR: symmetrical in seven alternating bays, three storeys, with central and alternating bays in grey-brown brick set between offset stacks, and a chequer-pattern band of red brick and buff tile at ground floor. Wide elliptical red-brick arches to recessed entrances with pairs of tongue-and-grooved panelled doors and small-paned upper lights; continuous bands of first- and second-floor timber casements with square leaded lights; tile hanging between the storeys under deep low eaves; fine cast-iron balconies in the Jugendstil manner at third floor; gabled and half-hipped roof forms with prominent brick chimney stacks. INTERIOR: not inspected. HISTORY: this is a fine example of Edwardian flat design; the architects, W.J. and William Collins, were also responsible for the nearby Birchwood Mansions of 1907, an outstanding example of the type, with which this shares many elements.

[The full statutory list description should be reproduced verbatim from the National Heritage List for England at submission.]

Appendix 2 Repair of timber windows — good-practice principles

Repairs to the original timber windows are to follow recognised conservation good practice for the repair of historic timber windows (consistent with SPAB guidance, to be appended). In outline:

- Remove only the minimum decayed timber necessary to form an effective repair, and work new timber to the line of the existing rather than trimming the original.
- Match timber species, and match the density and direction of grain as closely as possible; use well-seasoned timber free of shakes, large knots and defects.
- Design spliced repairs to shed water to the outer face and to avoid moisture lying on the repair joint, and incorporate mechanical fixings (non-ferrous screws/pins or timber pegs) as well as adhesive, fixed from the inner face where possible.
- Retain and repair original ironmongery where possible; where replacement is unavoidable, match items appropriate to the age of the building.
- Where windows are dismantled, mark and record all components (and number glass panes) before removal, and reinstate on the same lines.
- Use lime-based pointing / traditional mastic to close the window-to-wall gap; avoid modern mastics and foam fillers, which trap moisture and are disfiguring.

Source: SPAB guidance on the repair of wood windows (to be appended).

Appendix 3 Ironmongery

New and replacement ironmongery is to match items appropriate to the age of the building, in an antique brass finish, taking surviving original pieces within the block as the pattern (for example casement fasteners and stays, sash fasteners and door furniture). A detailed ironmongery schedule is to be confirmed and may be addressed at the approval-of-details stage.

[Insert photographs of the surviving original ironmongery to be matched, and the proposed matching items.]

Appendix 4 Relevant applications within The Gables

The following Listed Building Consent applications relating to The Gables establish the Local Planning Authority's approach to conservation-led refurbishment within the building and are relevant to the assessment of the present proposals. References should be confirmed against the Haringey planning register prior to submission.

Reference	Flat / part	Description (summary)	Outcome
HGY/2024/1808	Flat 5	Internal LBC works: reinstate stained glass to entrance door; repair skirtings and cornices; strip out lino/carpet and lay acoustic underlay over existing floorboards with new engineered boards over; repair window frames and renew secondary glazing; remove modern doors and fit new panelled doors of traditional design; renew fanlights; new kitchen; enlarge cupboard for boiler, washing machine and water softener; form shower within cupboard; remove redundant services, rewire and new radiators.	Approved with conditions
HGY/2011/0472	Flat 18	LBC for structural reinforcement, removal of a plaster stud partition, restoration/replacement of cornices to original design, opening of a sealed fireplace for a new boiler with flue lining through the chimney, removal of the timber floor with acoustic insulation and underfloor heating and new solid Douglas fir flooring, and restoration of skirtings and cornices.	Approved with conditions
HGY/2011/0539 & 0540	Flat 18	Replacement of single-glazed windows with conservation-grade double-glazed hardwood units replicating the profile and detail of the existing; restoration of the entrance door and stained glazing.	Approved with conditions
HGY/2023/3027	Flat 4	LBC for replacement windows (carefully detailed sympathetic replacement where retention of original fabric was not viable). Decided 20 December 2023.	Approved with conditions
HGY/2021/2770	The Gables	External decoration and repair, including replacement of missing roof tiles, renewal of defective valleys, flashings and rainwater goods, and timber repairs on a like-for-like basis.	Approved with conditions
HGY/2009/2006	Flat 15	LBC for a new beam and rebuilding of an existing stud partition.	Approved with conditions