



Officer Report

Application Number: HGY/2026/1952
Application Type: Approval of details reserved by a condition
Address: Oak Lawn, Compton Avenue, Hornsey, London, N6 4LB
Proposal: Approval of details reserved by conditions 10 (a) (WSI) attached to planning permission with ref: HGY/2025/3500 for minor Material Amendment (S73 Application) to vary Condition 2 (approved Plans) of Planning Permission Ref: HGY/2023/3351 for the demolition and replacement of the existing house. The minor material amendment seeks design revisions to Neo-Georgian, introduction of terrace above porch entrance, stone surrounds and brick quoins, fenestration rearrangement with larger pane casement windows, amendments to rear elevation including new sliding doors and the loss of ground floor bay windows.
Case Officer: Ben Coffie
Valid Date: 10/07/2026
Applicant: Mr and Mrs Vladimir and Irina Skiguine
Agent: Mr Christopher Tredway

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/3500: Minor Material Amendment (Section 73 application) to vary Condition 2 (approved plans) of planning permission HGY/2023/3351, for the demolition and replacement of the existing house at Oak Lawn, Compton Avenue. The amendment sought design revisions to a Neo-Georgian style, including the introduction of a terrace above the porch entrance, stone surrounds and brick quoins, rearrangement of fenestration with larger-pane casement windows, and amendments to the rear elevation including new sliding doors and the loss of the ground floor bay windows. Approved with Conditions.

2. ANALYSIS/ASSESSMENT

Condition 10 reads:

No demolition or development shall take place until a Written Scheme of Investigation (WSI) for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority.

(a) The archaeological works shall thereafter be carried out in full accordance with the approved WSI, unless otherwise agreed in writing by the Local Planning Authority.

(b) The site shall not be occupied, or the development brought into use, until the archaeological fieldwork, and any post-excavation assessment, analysis and publication identified in the approved WSI, have been completed in accordance with the programme set out therein.

Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with Policy SP12 of the Haringey Local Plan Strategic Policies (2017), Policy DM9 of the Development Management DPD (2017), and the National Planning Policy Framework.

Pursuant to Condition 10, the applicant has submitted a Written Scheme of Investigation for an Archaeological Watching Brief (PCA project ref. K11479, dated July 2026), prepared by Pre-Construct Archaeology Ltd (PCA) on behalf of By Construction (London) Two Limited. The proposed development includes excavation of a basement following demolition of the existing house, together with associated groundworks for new footings and services.

The submitted WSI sets out the research design and site methodology for an archaeological watching brief to be maintained during groundworks, together with the recording systems, treatment of finds and samples, and archiving and reporting arrangements to be followed, in accordance with MoRPHE (Historic England, 2015), the ClfA 'Standard for archaeological monitoring and recording' (2023) and 'Universal guidance for archaeological monitoring and recording' (2023), and the GLAAS Guidelines for Archaeological Projects in Greater London (2026).

In its response of 6 August 2026 (ref. 240367), GLAAS confirmed that, having considered the submitted WSI (PCA, July 2026), it accords with relevant standards and guidance and is in compliance with the condition, and recommended approval. GLAAS noted that the start date of works should be communicated to their office once known, that monitoring visits will be conducted on behalf of the Council, and that the archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment and analysis leading to publication, in accordance with part (b) of the condition.

The submitted details are considered acceptable for the purposes of discharging part (a) of Condition 10, being the requirement for an approved WSI prior to the commencement of demolition or development.

It is recommended that this element of Condition 10 be discharged, on the basis that the archaeological works will thereafter be carried out in accordance with the approved WSI, and that the condition will remain extant and will not be fully and finally satisfied until the fieldwork and post-excavation, analysis and publication requirements at part (b) have subsequently been completed and confirmed to the Council's satisfaction.

3. RECOMMENDATION

GRANT DISCHARGE of Condition 10 attached to planning permission HGY/2025/3500, on the basis of the Written Scheme of Investigation for an Archaeological Watching Brief (PC, July 2026), subject to an informative advising the applicant that Part b of the condition remains outstanding.

Informatives:

The applicant is advised that this decision discharges Condition 10(a) only, being the requirement for the approved Written Scheme of Investigation (WSI) prior to the commencement of demolition or development. Condition 10 (b) remains extant and has not been discharged by this decision.

