

112 Mount View Road, Hornsey, London N4 4JX

Planning and Heritage Statement and site photographs

19th August 2026

Planning Statement Summary

This planning application concerns remedial works to an end of terrace house which has been severely damaged by subsidence.

Underpinning and partial rebuilding works are necessary to stabilise the structure.

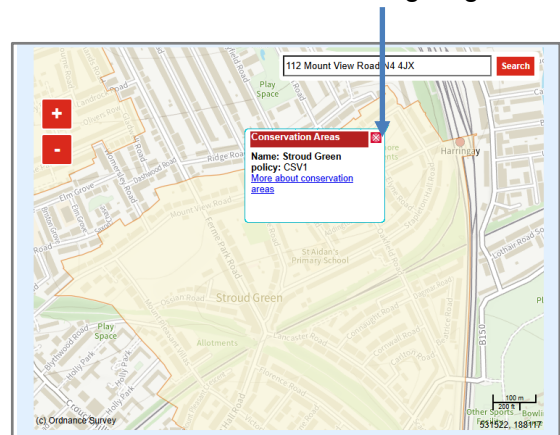
The works are required to thoroughly repair and secure all damaged areas and renew damaged components to match the original house.

Site

112 Mount View Road is an end of terrace house edged with an access route to rear garages.



Planning Portal site plan



Stroud Green Conservation Area

Heritage Statement

The house is an end of terrace Edwardian brick house on the northeast corner of Stroud Green Conservation Area CSV1. Haringey. The house is in the local vernacular style, with a red brick front façade with a slate roof and two-storey bay with a steeply sloped turret roof.

The works will restore the property to its original appearance pre-subsidence using materials and details to match the original.

Purpose

The structure has been severely damaged by subsidence which has led to extensive cracking. The flank wall has moved beyond an acceptable tolerance. The survey was conducted by Gryphon Surveys and monitored for movement since 2021. The purpose of the proposal is to stabilise the structure and to rebuild and repair areas damaged by subsidence.

The restored end of terrace house with its visible flank wall and parapet lines will complete and enhance the existing terrace. The partial rebuilding will match the Edwardian surroundings and will contribute to preserving the special character of this local conservation area.

Proposal

Restoring the front and side elevations to the original design is necessary to secure and revive this damaged building. The proposal will partially rebuild and thoroughly repair and secure all damaged areas and renew or thoroughly repair damaged components. This will include:

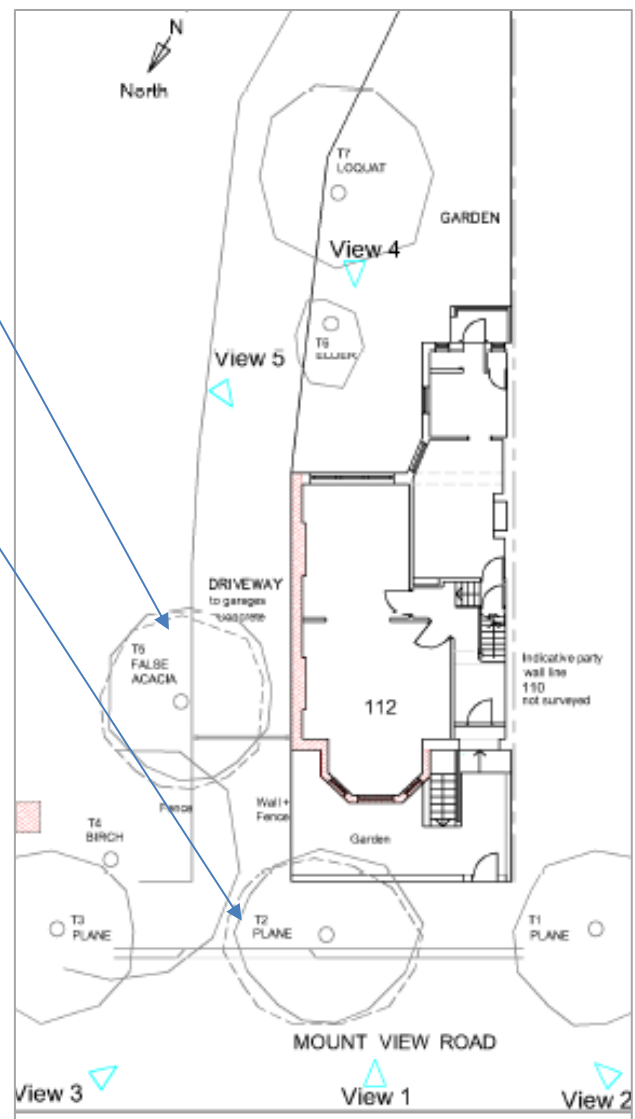
- Stabilising the structure and underpinning throughout.
- Rebuilding the flank wall and front bay window, to seamlessly blend in with the existing structure. Like for Like period materials and methods are to be used. Damaged bricks and stone features will be replaced by new materials to match the original/existing as closely as possible. Sound elements such as windows and cills will be reused if sound and suitable for reuse.
- The rear elevation arches and brick panel between windows have cracked and will either be stabilised and locally repaired or partially rebuilt to engineer's details to match the original pre-subsidence as closely as possible. The large picture window will be set aside for reuse or repair/replication to match existing.
- The chimney at the front corner of the flank wall was out of plumb and had been reduced for safety reasons. It will be rebuilt and restored to its original height, with like for like design, materials and details.
- The roof will be re-roofed, using natural slate, zinc and other materials to match the original/existing as closely as possible.
- The damaged rainwater goods will be renewed. All but the rear pipes are modern. The original cast iron elements will be reused or replaced to match existing.
- The two existing rooflights will be replaced by a Velux type flush conservation rooflights. The smaller rooflight will be replaced by a slightly larger unit to admit adequate daylight into the second floor storeroom.

Trees

The works include underpinning in proximity to trees that are shown on the site plan ref 254_PL_01.

A Section 211 notice was issued to Haringey, ref HGY/2026/1727. A 'no objection' decision was confirmed on 29th July 2026 for the False Acacia, T5 in the rear garden of 177 Stapleton Hall Road.

A street tree, Plane T2, is under Haringey's management. The Council will be given 6 weeks' notice before the start of the underpinning works.



Photographs

Photos 1, 3 and 4 were taken before the erection of scaffolding, which was erected for safety following subsidence damage. The scaffold to the front and rear support a crash deck on the side elevation, above the driveway leading to the garages.



View 1 before scaffolding



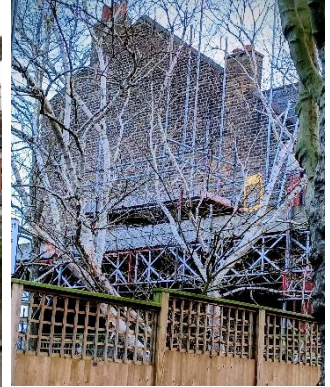
View 1 with crash deck scaffolding



View 2 with scaffolding



View 3 before scaffolding with crash deck



View 4 before scaffolding



with scaffolding



View 5 with scaffolding

Janie Price BSc Hons Dipl Arch Dip Cons AABC RIBA SCA
Price O'Callaghan Architects Ltd
Trading as Kennedy O'Callaghan Architects LLP
70 Cowcross Street
London EC1M 6EJ
07726 226398
www.kocarchitects.com

