

Director Savas Bulduk
Palace Court
250 Finchley Rd
London
GB
NW3 6DL

16 September 2026

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
NOTICE OF LISTED BUILDING CONSENT**

Case Reference	HGY/2026/2049
Location	Flat 10, The Gables, Fortis Green, Hornsey, London, N10 3EA
Proposal	Internal refurbishment and repair works to Grade II listed flat, including repair and restoration of historic features, replacement of internal doors, kitchen and bathroom refurbishment, installation of secondary glazing, fireplace reinstatement, and upgrading of building services.
Received	28 July 2026

In pursuance of their powers under the above Acts, Haringey Council as Local Planning Authority hereby GRANTS CONSENT for the above development in accordance with the application received on the above date.

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (9)

- 1** The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2** The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- Location Plan
- 103_A-100_01
- 103_A-100_02
- 103_A-100_03
- 103_A-100_04
- 103_A-100_05

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3** Prior to the commencement of any window repair works or installation of secondary glazing, full details shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) A detailed schedule of repairs and timber splicing methods (in accordance with Appendix 2 principles).
 - b) 1:10 elevation drawings and 1:2 section profiles of the proposed slimline secondary glazing, showing frame profiles, finishes, fixings, and how frames line up with the original window mullions/transoms.
 - c) Specification of proposed replacement window ironmongery in an antique brass finish.

Reason: To safeguard the special architectural and historic interest of the Grade II listed building, in accordance with DPD Policy DM9.

- 4** All original softwood floorboards shall be retained in situ. Any lifting of floorboards shall be strictly limited to areas previously disturbed or lifted along existing service routes. Where repair is required, original timber shall be repaired using matching timber splints or Dutchmen patches. The acoustic underlay and floor finish shall be fully laid on a breathable and reversible basis without the use of adhesives directly on historic floorboards.

Reason: To ensure the protection, preservation, and reversibility of historic interior building fabric, in accordance with DPD Policy DM9.

- 5 All existing lath and plaster ceilings, original plaster cornices, and the Room 2 plaster ceiling rose shall be retained and repaired in situ using traditional lime-based plaster and hair-lath techniques. Where missing cornice sections are to be reinstated, 1:2 scale section profile drawings or squeeze moulds taken from surviving original profiles shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Internal redecoration over historic plaster shall be carried out using breathable (non-film-forming) paint systems.

Reason: To maintain the breathability, authenticity, and visual integrity of original historic plasterwork, consistent with DPD Policy DM9.

- 6 Prior to installation, full 1:10 elevation drawings and 1:2 joinery profiles of all replacement internal doors, including the fire-rated FD30 Kitchen door and fibre glass detailing to its fanlight, shall be submitted to and approved in writing by the Local Planning Authority. The doors shall match the profile, panel moulding, and detailing of surviving original Edwardian internal doors within the building. All new door ironmongery shall match approved period schedules.

Reason: To replace unsympathetic modern interventions with correctly detailed period-appropriate joinery, consistent with DPD Policy DM9.

- 7 Prior to the removal of the non-original tile surround in Room 2 or the installation of any replacement fireplace, photographic details and scale drawings/specifications of the proposed Edwardian-style cast-iron surround and tile inserts shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in consultation with a qualified historic building specialist without damage to the original brick chimney breast.

Reason: To ensure that reinstated features accurately reflect the building's original design and character, in accordance with DPD Policy DM9.

- 8 No new penetrations or chases shall be made through external brickwork, tile-hanging, or principal internal lath and plaster walls without prior written consent. All mechanical ventilation related to Kitchen and Bathroom shall utilize existing airbricks or internal vent openings. New electrical cabling shall reuse existing floor voids, chases, and trunking runs. Electrical sockets shall not be set into original historic skirtings and must be positioned on the wall plane.

Reason: To protect historic masonry and joinery, preventing unnecessary loss of fabric or external alterations, in accordance with DPD Policy DM9.

- 9 Should dado or picture rails be reinstated, 1:2 profile drawings based on surviving physical evidence or historic precedent within The Gables shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: To ensure historical accuracy in the reinstatement of decorative internal joinery, consistent with DPD Policy DM9.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at

www.haringey.gov.uk/buildingcontrol.