

# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/2049</b>                                                                                                                                                                                                                                                                       |
| <b>Application Type:</b>   | <b>Listed building consent (Alt/Ext)</b>                                                                                                                                                                                                                                                   |
| <b>Address:</b>            | Flat 10, The Gables, Fortis Green, Hornsey, London, N10 3EA                                                                                                                                                                                                                                |
| <b>Proposal:</b>           | 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. |
| <b>Case Officer:</b>       | Eunice Huang                                                                                                                                                                                                                                                                               |
| <b>Valid Date:</b>         | 20/07/2026                                                                                                                                                                                                                                                                                 |
| <b>Applicant:</b>          | 6                                                                                                                                                                                                                                                                                          |
| <b>Agent:</b>              | Mr Peter Mallet<br>Director Savas Bulduk                                                                                                                                                                                                                                                   |

## **RECOMMENDATION**

**Approve with Conditions**

## **PROPOSED DEVELOPMENT AND LOCATION DETAILS**

### Proposed development

This is an application for Listed Building Consent for proposed works including:

- The repair and restoration of surviving historic fabric, including existing timber windows, ironmongery, lath and plaster walls, plaster ceiling, cornicing, skirting, fanlight.
- The replacement of non-original internal doors with period-appropriate timber panelled doors.
- Refurbishment of the kitchen and bathroom.
- Installation of slimline secondary glazing.
- Reinstatement of an Edwardian-style fireplace surround.
- Modernisation and upgrading of electrical, heating, and plumbing services.

## Site and surroundings

The application site is the Grade II listed building known as The Gables Fortis Green, Hornsey, London, N10 (List Entry Number 1390723). It is also located within the Fortis Green Conservation Area.

The site described the site as: II Block of private flats, 1907 by Herbert and Williams Collins. Arts and Crafts and Jugendstil inspired. Red and grey-brown brick, tile roofs and dressings.

## Relevant Planning and Enforcement History

- HGY/2025/0134 - Flat 11, The Gables – Listed Building Consent for proposed works including:
  - No change to plan form and use of spaces
  - Retain entrance door and fanlight; remove the internal doors and replace with new panelled doors with traditional design and ironmongery, the one to the kitchen to be fire-rated. Fanlights to be replaced with clear laminated glass; the glazed door to the balcony to be replaced with a similar design door with double glazing.
  - Remove existing secondary glazing and add new secondary glazing to all windows, repair window frames and cills, replace modern with new to match original, draughtproofing, if decayed ferramenta needs replacement source new to match/in line with the age of the building
  - Retain/repair the existing ceilings and insulation. Kitchen and bathroom ceilings will be reinstated with moisture resistant plasterboard with existing insulation tidied up.
  - Renew the Hall ceiling hatch within the existing opening.
  - Repairs to wall plaster and skim throughout; incorporate sound insulation to bathroom partitions either side, add wall tiles to Bathroom and Kitchen splashback.
  - Hall cupboard will be lined with fire rated plasterboard
  - Strip out floor finish, repair the floorboards; lay good quality underlay and new carpet to help soundproofing. New tiles in the Kitchen and Bathroom.
  - For the necessary plumbing works, lift the original floorboards only where they were previously lifted and re-use the existing chases. We can then carry out repair to boards in poor state, fill in gaps, fit an underlay and new carpet
  - Retain and repair existing joinery i.e. skirtings; reinstate skirting in bedroom 1 & 2 partition and kitchen. Bathroom will have a tiled upstand.
  - Remove the Kitchen cupboard to increase units and working area, improving the use of space; new kitchen fittings including a recirculating hood (no need for external extraction)
  - Install a combi boiler with boosted pump in the Hall cupboard; flue to go through the roof as previously; new water tank in the attic
  - New bathroom fittings in new layout, drainage to connect to the existing soil stack outside; new extractor fan in existing outlet.
  - Rewire the flat with additional light points and sockets. Most of the existing locations to be reused to limit the amount of chasing into the walls. New light fittings, sockets and switches.
  - Remove the old radiators and replace with new panel radiators under the windows, re-using the existing chases in the floor and pipe runs minimising alterations to the existing joists.
  - There is evidence of dado and picture rails on the original plaster although these were not present in the flat at the start of the works. These could be reinstated if there is evidence of the original design.
  - Redecorate throughout – Approved with Conditions
- HGY/2024/1808 – Flat 5, The Gables – Listed building consent for the following works: Reinstall stained glass panels to front door, repair skirtings and cornices, redecorate ceilings, strip out lino and carpets and lay soundproofing underlay on top of existing floorboards, fit new engineered floorboards over; repair the window frames, remove old secondary glazing and fit new secondary glazing units. Remove

modern doors and fit new panelled doors with traditional design; replace modern fanlights with new plain glass fanlights; remove old kitchen units and fit new units and fittings; enlarge slightly kitchen cupboard to accommodate new boiler, washing machine and water softener; block up Hall door and form a shower within cupboard; remove redundant services, new wiring and new radiators replacing old ones – Approved with Conditions

- HGY/2023/3027 – Flat 4, The Gables – Listed building consent for replacement windows – Approved with Conditions.
- HGY/2021/2770 – The Gables – Listed Building Consent for external decoration and repair including replacement of missing roof tiles, renewal of defective valleys, flashings, rainwater goods. Timber repairs using resin based system or splicing in new timber as appropriate. All materials to match existing – Approved with Conditions.
- HGY/2017/2376 – The Gables – Listed Building Consent for: 1. removal of existing creasing tiles and perished soldier course on right hand flank (Leaside Avenue) boundary wall and replace with coated engineering bricks to match existing boundary wall on Fortismere Avenue; and 2. Carrying out a small area of repointing to left hand flank (Fortismere Avenue) boundary wall to match existing – Approved with Conditions.
- HGY/2016/1482 – The Gables – Listed Building Consent for taking down leaning parapet wall at roof level on front elevation and rebuilding vertically – Approved with Conditions.
- HGY/2011/0540 – Flat 18, The Gables – Listed building consent for replacement of single glazed windows with conservation grade double glazed windows made of hardwood replicating profile and details of the existing. Restoration of entrance door and stained glazing – Approved with Conditions.
- HGY/2011/0539 – Flat 18, The Gables – Replacement of single glazed windows with conservation grade double glazed windows made of hardwood replicating profile and details of the existing. Restoration of entrance door and stained glazing – Approved with Conditions.
- HGY/2011/0472 – Flat 18, The Gables – Listed Building Consent for structural reinforcement, removal of existing plaster stud partition wall, restoration and replacement of cornices to original design. Opening of sealed fireplace to be used as a placement for new condensing boiler. Installation of double walled flue pipe lining through existing chimney. Removal of existing wooden floor, acoustic floor insulation, underfloor heating, placement of new solid Douglas fir flooring in full length planks. Restoration and replacement of skirting boards and ceiling cornices to original designs – Approved with Conditions.
- HGY/2009/2006 – Flat 15 The Gables – Listed Building Consent for erection of new beam and rebuilding of the existing stud partition – Approved with Conditions.

## **CONSULTATION RESPONSE**

The responses below were received following consultation on the application:

### LBH Conservation:

The Gables possesses architectural and historic significance as a well-preserved Edwardian mansion block.

Flat 10 makes a positive contribution to this significance through the legibility of its original planform, interior hierarchy, and surviving historic decorative features. Despite localized historic alterations and age-related wear, a substantial amount of original fabric remains intact throughout the property.

The proposed scheme is repair-led, reversible, and aligned with established heritage conservation principles:

Key features that contribute strongly to the significance of the asset, including the original entrance door and fanlight, timber casement windows, lath and plaster ceilings, plaster cornices, ceiling rose, deep skirtings, architraves, and softwood floorboards will be retained and appropriately repaired in situ thus complying with the required conservation of significance .

The proposals are sufficiently and sensitively designed, embrace the reinstatement of historic detailing, and sympathetically restore lost traditional features, including four-panel timber doors, transom fanlight glazing, a cast-iron Edwardian fireplace, and picture and dado rails where evidenced.

The submitted drawings and the Heritage Impact Statement sets out a comprehensive, conservation-led approach for Flat 10.

Modern interventions focusing on services upgrades, secondary glazing, and new kitchen/bathroom fittings are confined to non-original, dated, or detrimental elements.

These works are detailed to reuse existing service runs, chases, and openings, ensuring that the interventions remain fully reversible and avoid unnecessary loss of historic fabric.

Accordingly, the proposed works represent a proportionate, conservation-led scheme that preserves, and in key respects enhances the special architectural and historic interest of the listed building.

The proposals result in no harm to the significance of the heritage asset and comply with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and relevant local conservation policies DP12 and DM9

The application is supported from the conservation perspective subject to standard conditions requiring the approval of details regarding specific materials, joinery profiles, and repair methodologies so to ensure that the character and significance of the Grade II listed building are safeguarded throughout the works. It is therefore recommended that the detailed design information be submitted for approval.

## **LOCAL REPRESENTATIONS**

The application has been publicised by way of advert and site notice. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

## **MATERIAL PLANNING CONSIDERATIONS**

### Impact on the Heritage Assets

The subject site contains a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of the historic environment is The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

The 1990 (LBCA) Act requires local planning authorities to "have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest" (Sections 16(2) and 66(1)), and to pay "special attention to the desirability of preserving or enhancing the character and appearance of conservation areas" (Section 72). The requirements for the protection of the historic environment are expanded upon within the new National Planning Policy Framework; which has replaced Planning Policy Statement 5 'Planning & the Historic Environment'.

The National Planning Policy Framework (NPPF) recognises heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance. The NPPF states that 'proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

Further to this, Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The applicants are proposing to retain, repair and retrofit as necessary all original fabric and surviving elements, as part of a full refurbishment of the flat.

The information provided, including the Heritage Impact Statement, photos and drawings identify the existing condition of the flat including an assessment of the significance of original and altered features. The Heritage Impact Statement also includes an assessment of the magnitude of impact and value of the proposed works. The proposed works are repair-led, reversible and conservation-led. Accordingly, the scheme preserves and enhances the special architectural and historic interest of the listed building.

The Conservation Officer commented that the application is fully supported from the conservation stance.

The proposed works are acceptable in principle subject to a number of conditions for the submission of details of secondary glazing, cornicing, doors, cast-iron fireplace surround and dado/picture rails. Conditions will also be attached to ensure the preservation of the original floorboards, ceilings, walls, skirting, external brickwork or tile-hanging.

Subject to securing and agreeing the detail outlined above, as secured by way of a planning condition, it is considered that the proposed works can be approved and would preserve the building's significance, character and appearance, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990. The proposed works also accord with Local Plan Policy SP12 and DPD Policy DM9.

### Conclusion

Subject to the approved conditions discharge, the listed building consent is considered to preserve the significance of the asset.

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

### **RECOMMENDATION**

GRANT LISTED BUILDING CONSENT subject to conditions.

1. The works to which this Listed Building Consent relate must be begun three years from the date of this decision notice.

Reason: This condition is imposed by virtue of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity, in accordance with DPD Policy DM9.

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.

**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.

**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.

**Conditions:**

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

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#### **Informatives:**

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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.