



Officer Report

Application Number:	HGY/2026/2253
Application Type:	Approval of details reserved by a condition
Address:	42 Southwood Lane, Hornsey, London, N6 5EB
Proposal:	Approval of details pursuant to conditions 4, 5, 6, 7, 8, 9, 12 (materials and details) attached to planning permission ref. HGY/2025/2545 for Listed Building Consent for part retrospective and remediation of unconsented works granted on 20 May 2026.
Case Officer:	Nathan Keyte
Valid Date:	10/08/2026
Applicant:	Isherwood
Agent:	Miss Maria Speake

RECOMMENDATION

Approve

1. PROPOSAL

Approval of details pursuant to conditions 4, 5, 6, 7, 8, 9, 12 (materials and details) attached to planning permission ref. HGY/2025/2545 for Listed Building Consent for part retrospective and remediation of unconsented works granted on 20 May 2026.

2. CONSULTATION RESPONSE

LBH Conservation – Acceptable, following clarifications to be made and which have since been provided.

3. ANALYSIS/ASSESSMENT

Condition 4 (Render) reads:

The removal of the render for the lower ground floor shall be undertaken in accordance with the submitted document “Damp Proof Rectification: Methodology”. Following the completion of part 3 of the submitted methodology, but prior to any other works to the lower ground floor walls, details of:

- i) The results of the removal of the render in the form of a report with accompanying photographs
- ii) any required remediation or repair of the underlying brickwork or masonry, including where necessary samples of replacement bricks
- iii) The proposed internal finishes including details for window and door surrounds and the junctions with the existing internal walls and staircase

shall be submitted to and agreed in writing by the Local Planning Authority, and the work will then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Condition 5 (wall finishes) reads

Following the removal of the plasterboard to the hall on the ground, first and second floors, and the second floor front and rear rooms, but prior to the installation of the internal wall finishes, details of:

- i) The results of the removal of the plasterboard with accompanying photographs;
- ii) any required remediation or repair of the underlying fabric;
- iii) The proposed internal finishes including details for window and door surrounds, the staircases, including the underside of the staircases, and any other features;

shall be submitted to and agreed in writing by the Local Planning Authority, and the work will then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Condition 6 (architrave) reads:

Prior to the installation of the new wall finishes to the first floor hall and bathroom, any bathroom fixtures, details of the reconstructed and restored architrave to the first floor bathroom door shall be submitted to and agreed in writing by the Local Planning Authority, and the work then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Condition 7 (ceiling finishes) reads:

Prior to works to the wall and ceiling finishes in the second floor front room:

- i) A detailed methodology for the removal and reinstatement of the wall safe, including information on the internal wall structure; and
- ii) detail drawings including a section at a scale of 1:5 or 1:10

shall be submitted to and agreed in writing by the Local Planning Authority, and the work will then be carried out in accordance with those details.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Condition 8 (stone hearth) reads:

Prior to the installation of the stone hearth, details of the stone for the hearth shall be submitted to and agreed in writing by the Local Planning Authority, and the work then be carried out in accordance with those details.

A sample shall be made available for viewing on site when applying to discharge this condition.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Condition 9 (spine wall) reads:

Prior to the construction of the spine wall on the lower ground floor, details of the proposed bricks required for the reconstruction of the spine wall on the lower ground floor shall be submitted to and agreed in writing by the Local Planning Authority, and the work then be carried out in accordance with those details. A sample shall be made available for viewing on site when applying to discharge this condition.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Condition 12 (works) reads:

Prior to the relevant works taking place on site details of the works proposed under sections 4.1.2, 4.1.3 and 4.4.1 of the Hutton + Rostron "42 Southwood Lane: Masonry Damp Investigation to Lower Ground Floor" report dated 19 September 2024 including:

- i) Works to ground levels and associated works to external surfaces and walls
- ii) Drainage and water
- iii) Any additional ventilation equipment

shall be submitted to and agreed in writing by the Local Planning Authority and the work shall then be carried out in accordance with the details approved.

Reason: To ensure that the special architectural or historic interest of the Listed Building is preserved and to comply with Policy and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Assessment

The submitted details are considered to be acceptable to satisfy the conditions. The brick and hearth stone samples generally match what is shown on site. The void of the wall safe will be maintained and where the existing drain for the downpipe external will be maintained. Methodologies have been provided for the relevant works.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS