



Officer Report

Application Number:	HGY/2026/1651
Application Type:	Approval of details reserved by a condition
Address:	37 North Road, Hornsey, London, N6 4BE
Proposal:	Approval of details IN PART pursuant to condition 3 (pre-commencement - 3B, 3C, 3E, 3F, and 3G) attached to Listed Building Consent ref. HGY/2024/2339 for Listed Building Consent for Investigatory and remedial works granted on 14/10/2025.
Case Officer:	Nathan Keyte
Valid Date:	20/07/2026
Applicant:	Mr Douglas Paskin
Agent:	Mr Chris Kyriakides

RECOMMENDATION

Approve

1. PROPOSAL

Approval of details IN PART pursuant to condition 3 (pre-commencement) attached to Listed Building Consent ref. HGY/2024/2339 for Listed Building Consent for Investigatory and remedial works granted on 14/10/2025.

The application was revised following lodgement to exclude discharge of condition 3A (programme of works) and condition 3D (material specifications and samples).

2. CONSULTATION RESPONSE

LBH Conservation – Acceptable to discharge in part. Additional details and information are required to fully discharge condition 3.

Historic England – confirmation that the local authority can determine the application as they think fit.

3. ANALYSIS/ASSESSMENT

Condition 3 (pre-commencement) reads:

Prior to the commencement of any works, the following documentation shall be submitted to and approved in writing by the Local Planning Authority (LPA), in consultation with Historic England (HE). Where clearly justified, and subject to the written agreement of the LPA the condition may be partially discharged in relation to specific elements or phases of the works.

A. A detailed Programme of Works, identifying key stages and milestones.

B. A full set of existing and proposed drawings (plans, sections, elevations at 1:50 scale) to be prepared with input from Conservation Accredited Architects (RIBA SCA, AABC) including:

- o General arrangements
- o Party wall elevations (No. 37 and No. 39 North Road)
- o Roof dormers (1:10 scale)
- o Internal plasterwork removal areas
- o Timber repairs and floorboard lifting areas
- o Detailed drawings at scales 1:10, 1:5, or 1:2 as appropriate, illustrating the methodology and interface of internal structural and timber repairs at junctions with the existing historic fabric, ensuring clarity of proposed interventions and their impact on the building's significance

C. Final Heritage Method Statements consolidating previous submissions and detailing all proposed interventions.

D. Material specifications and samples for:

- o Replacement bricks
- o Repointing mortar
- o Render
- o Slates
- o Rainwater goods

E. Moulding profiles (internal and external) to be recorded and submitted.

F. A strategy for targeted removal of wall and ceiling plaster, limited to one metre beyond visibly decayed areas, to be agreed with the LPA and HE.

G. Confirmation that all works will be overseen by a Conservation Accredited Architect (RIBA SCA or AABC).

Assessment

The submitted details are considered to be acceptable to satisfy condition 3 IN PART. The information provided is sufficient to discharge condition 3B, 3C, 3E, 3F, and 3G.

An additional application for discharge will be required to be lodged to satisfy conditions 3A and 3D.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS 3B, 3C, 3E, 3F, and 3G