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N6 6JP

25 September 2026

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

Case Reference	HGY/2026/1836
Location	84 Highgate High Street, Hornsey, London, N6 5HX
Proposal	Listed Building Consent (part retrospective) for internal alterations; removal of existing staircase; proposed new internal staircase; fitting of new bathroom and kitchen; internal partition walls, with removal of existing partition walls; new timber stud frame to ground floor; and associated changes. Replacement of rear glass roof.
Received	30 June 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.

Title	Description	Date
84 Highgate High Street DETAILS.pdf	Detail Drawing	30 June 2026
84 Highgate High Street AS PROPOSED.pdf	Additional plans	30 June 2026
LocationPlan.pdf	The location plan	30 June 2026
Programme of Works 84 Highgate High Street(Gantt Chart)		23 September 2026
84 Highgate High street ELECTTCAL PLAN AS PROPOSED		24 September 2026

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

Conditions: (4)

- 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 as listed below 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.

Approved plans list:

Programme of Works 84 Highgate High Street(Gantt Chart); HH/11; HH/12; HH/13; HH/14; HH/15 HH/16; HH/17; HH/18; Location Plan; HH/31; HH/32; HH/33; HH/34.

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

- 3 Monitoring and notification during works

Throughout the duration of the works, a robust programme of monitoring, documentation, and communication shall be maintained to ensure transparency, safeguard the historic fabric, and enable timely oversight by the Local Planning Authority. The following measures shall be implemented:

A. Works shall commence in accordance with the approved programme of works, unless otherwise agreed in writing with the Local Planning Authority.

B. The Local Planning Authority shall be notified prior to the commencement of each key stage approved under 'A' above.

C. A site meeting with the Conservation Officer shall be arranged at each key stage to review progress and building condition in accordance with the approved programme of works, unless otherwise agreed in writing with the Local Planning Authority.

D. All works shall be recorded, and records submitted for approval before completion of works. Records are intended as a structured photographic database illustrating the execution of the scheduled works and focusing on specific elements for each stage of works.

Reason: To ensure the works preserve the listed building's special

architectural and historic interest, in line with Policy HC1 of the London Plan (2021), Strategic Policy SP12 of the Haringey Local Plan (2017), and Policy DM9 of the Development Management DPD (2017), which collectively seek to conserve heritage assets through informed and sensitive intervention.

4 Execution of works

The following principles shall apply throughout the execution phase to ensure the protection and sensitive treatment of historic fabric:

A. All new internal wall, floor, and ceiling finishes (including plasterwork and decoration) shall match the existing or original historic fabric in respect of materials, texture, profile, and method of application.

B. All new stud partition framing shall be scribed around any surviving historic mouldings or architectural features without damaging them, ensuring that the partitions remain fully reversible.

C. Any damage caused to the historic fabric of the building during the execution of the approved works shall be made good immediately using traditional materials and methods that match the existing adjacent fabric.

Reason: To ensure the works preserve the listed building's special architectural and historic interest, in line with Policy HC1 of the London Plan (2021), Strategic Policy SP12 of the Haringey Local Plan (2017), and Policy DM9 of the Development Management DPD (2017), which collectively seek to conserve heritage assets through informed and sensitive intervention.

Informatives:

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: 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: 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.