



Officer Report

Application Number:	HGY/2026/0652
Application Type:	Householder planning permission
Address:	Albion Lodge, Fortis Green, Hornsey, London, N2 9EP
Proposal:	Erection of a single storey side extension, replacement of conservatory roof, alterations to fenestrations, installation of front entrance gate and solar panels to the roof.
Case Officer:	Mark Chan
Valid Date:	09/03/2026
Applicant:	Mr Horgan and Ms Scanlon
Agent:	Kate Matthews

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This application seeks planning permission for the erection of a single-storey side extension, replacement of the existing conservatory roof, alterations to fenestration including the relocation of a window within the stable wing to an adjacent wall, installation of glazed double doors to the side of the stable wing and new glazing behind the existing timber garage/coach house doors, installation of a timber entrance gate to the front boundary, and the installation of solar panels on the inner roof pitch of the host property.

2. SITE AND SURROUNDINGS

The application site comprises a two-storey semi-detached dwellinghouse located on the northern side of Fortis Green. The property forms one half of a pair of Grade II listed buildings known as Albion Lodge and Albion Cottage, which were constructed during the mid-nineteenth century. The buildings are amongst the oldest surviving properties on Fortis Green and make an important contribution to the architectural and historic character of the area.

The site lies within the Fortis Green Conservation Area and is a designated Grade II listed building.

The property is set well back from Fortis Green behind mature planting and landscaping. The dwelling retains an original deep two-storey rear outrigger and has undergone alterations over time. Nevertheless, much of its historic plan form survives, particularly at ground-floor level, including the original back staircase and elements of the former stable and coach house with associated hay loft. While some alterations have taken place at first-floor level, much of the historic layout remains legible.

To the rear of the property is a conservatory which opens onto the rear garden. The rear elevation retains a number of historic features, including traditional coach house doors that continue to reflect the building's historic use and contribute positively to its significance.

3. RELEVANT PLANNING HISTORY

Application Site

- HGY/2026/0975 – Listed Building Consent for the erection of a single-storey side extension, replacement conservatory roof, alterations to fenestration, installation of front entrance gate and solar panels, together with internal alterations and refurbishment works. Under consideration.
- PRE/2025/0257 – Pre-application advice in relation to internal and external alterations, including fenestration changes, side extension, solar panels, air source heat pump, front boundary gate and refurbishment works. Advice issued on 11/11/2025.

Albion Cottage, N2

- HGY/1996/1426 – Listed Building Consent for internal refurbishment, repairs and alterations. Approved 31/12/1996.
- HGY/2015/2009 – Listed Building Consent for internal alterations to the rear extension. Approved 03/09/2015.
- HGY/2016/3801 and HGY/2016/3802 – Listed Building Consent and Full Planning Permission for part demolition and rebuilding of the northern boundary wall and replacement greenhouse. Approved 10/01/2017.
- HGY/2017/0985 and HGY/2017/0986 – Listed Building Consent and Full Planning Permission for part demolition and rebuilding of the northern boundary wall. Approved 13/06/2017.

4. CONSULTATION RESPONSES

Internal Consultees

Conservation Officer - The Conservation Officer advises that the reduced scope of works, including the omission of the previously proposed internal alterations to the coach house, would preserve the historic fabric and significance of the former coach house. On this basis, the proposed works are supported from a conservation perspective.

Tree Officer - No objection is raised in principle. The proposed encroachment into the Root Protection Area (RPA) of the adjacent Lime tree is limited to approximately 2.5%, and Lime trees are generally capable of tolerating a degree of disturbance. Screw pile or partial pile foundations are recommended.

External Consultees

Historic England - Historic England offered no specific comments on the application and advised that the Council should seek the views of its specialist conservation and archaeological advisers.

Muswell Hill and Fortis Green Association - An objection was received raising concerns regarding:

- Potential loss of the established white stucco and dark painted appearance of the building.
- Impact on the architectural relationship between Albion Lodge and Albion Cottage.
- Potential impact on the character and appearance of the Conservation Area.
- The need for detailed conservation assessment relating to the side extension, external finishes and retention of historic features.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of neighbour notification letters, site notice and press advertisement. Six objections have been received and the issues raised are summarised as follows:

- Removal of the traditional black painted timberwork and introduction of alternative colours would erode the historic appearance of the building and its relationship with Albion Cottage.
- The proposed side extension is excessive and inappropriate for a Grade II listed building.
- Solar panels and associated alterations are considered harmful to the historic character of the property.
- Construction noise and disturbance would adversely affect neighbouring occupiers.

6. MATERIAL PLANNING CONSIDERATIONS

The principal planning considerations are:

1. Design, Heritage and Impact on the Listed Building and Conservation Area;
2. Impact on Residential Amenity; and
3. Trees and Landscaping.

Design, Heritage and Impact on the Listed Building and Conservation Area

The proposal has been assessed against Policies DM1, DM9 and DM12 of the Haringey Development Management DPD, relevant policies of the London Plan and the National Planning Policy Framework.

The site comprises a Grade II listed building and is located within the Fortis Green Conservation Area. Accordingly, special regard has been had to the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision-makers to have special regard to the desirability of preserving the listed building, its setting and features of special architectural and historic interest. Special attention has also been paid to the duty under Section 72(1) of the Act to preserve or enhance the character and appearance of the Conservation Area.

Albion Lodge forms one half of a distinctive pair of mid-nineteenth century listed dwellings and makes a positive contribution to the character and significance of the Conservation Area. The building retains a range of historic features including its overall form, sash windows, canted bays, entrance porch and surviving stable and coach house structures, all of which contribute to its significance.

Following pre-application discussions, the proposed side extension has been revised and now takes the form of a modest, lightweight and predominantly glazed addition positioned between the principal dwelling and the former stable wing. The extension would measure approximately 1.8m in width, 8.2m in depth and 2.75m in height. It would be set approximately 11m behind the principal elevation and 1m from the eastern side boundary.

By reason of its limited scale, recessed siting and largely glazed appearance, the extension would appear clearly subordinate to the listed building and would not compete with or detract from its historic form. The extension would serve as a lightweight link between the existing structures and would maintain the visual legibility of the original side elevation and stable openings. Due to its position behind mature landscaping and the principal building line, it would have very limited visibility from public viewpoints within the Conservation Area.

Objections have been received concerning the potential loss of the established white stucco and dark painted finish that contributes to the appearance of the pair of listed buildings. However, the proposal retains the white rendered elevations and introduces dark-stained timber finishes which would preserve the established visual contrast and character of the building. The precise details of external materials and finishes can be secured through appropriately worded conditions.

The proposed fenestration alterations have been designed to retain and repair historic fabric where possible. The relocation of the stable window would retain the historic element on site, while the installation of glazing behind the retained coach house doors would preserve the legibility of the original opening and maintain an appreciation of the building's historic function. The replacement conservatory roof and improved glazing would also enhance thermal performance while preserving the character of the host building.

The proposed solar panels would be located on an inner rear roof slope and would be largely concealed from public viewpoints. Similarly, the proposed conservation-style rooflights would be flush fitting and designed to minimise intervention into the historic roof structure. Given their discreet location and limited visibility, these elements would not materially detract from the significance of the listed building or the wider Conservation Area.

The Council's Conservation Officer has reviewed the revised proposals and raises no objection, noting in particular that the removal of the previously proposed internal alterations to the coach house would preserve the significance and fabric of this important historic element.

Taking all matters into account, the proposed works would give rise to a very limited degree of change whilst preserving the special architectural and historic interest of the Grade II listed building. The proposal would also preserve the character and appearance of the Fortis Green Conservation Area. It is therefore considered that the proposal satisfies the statutory duties under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accords with Policies DM1, DM9 and DM12 of the Haringey Development Management DPD.

Impact on Residential Amenity

London Plan Policy D6 and Policy DM1 seek to ensure that development provides a high standard of amenity and safeguards the living conditions of neighbouring occupiers.

The proposed side extension would be positioned away from the nearest neighbouring property and would remain single storey in scale. The application site benefits from substantial separation distances and established boundary planting, much of which would be retained.

Given the modest scale of the extension, its lightweight glazed design and its location within the site, the proposal would not result in a material loss of daylight, sunlight, privacy or outlook to neighbouring occupiers. Nor would it give rise to an undue sense of enclosure.

The proposed solar panels would be positioned on the existing inner roof pitch and would not result in any unacceptable visual intrusion for neighbouring occupiers.

Objections have been received regarding construction noise and disturbance. Whilst these concerns are noted, any construction impacts would be temporary in nature and are appropriately managed through separate legislation and standard controls relating to working hours. These matters do not provide sufficient grounds to refuse planning permission. Given the scale and nature of the proposed works, a Construction Management Plan is not considered necessary.

Accordingly, the proposal is considered acceptable in terms of its impact on neighbouring residential amenity.

Trees and Landscaping

The site contains mature landscaping that contributes positively to the verdant character of both the application site and the wider Conservation Area.

A mature Lime tree is located adjacent to the proposed side extension. The submitted information confirms that the extension would encroach into approximately 7.2sqm of the tree's Root Protection Area, representing around 2.5% of the total calculated RPA.

The Council's Tree Officer has reviewed the proposal and raises no objection in principle. It is noted that the affected area is already subject to hardstanding and that the level of encroachment is limited. The Tree Officer has advised that screw pile or partial pile foundations should be utilised to minimise root disturbance.

The approved drawings specify that the proposed lightweight glazed side extension would be constructed using screw pile foundations, which would minimise root disturbance within the Root Protection Area of the retained Lime tree.

Having regard to the limited extent of encroachment, the proposed foundation design and the advice of the Tree Officer, it is considered that the proposal would not result in unacceptable harm to the health, longevity or amenity value of the retained Lime tree.

The proposal would therefore preserve the established landscape character of the site and the wider Conservation Area.

Conclusion

The proposed development is considered acceptable in principle and would preserve the special architectural and historic interest of the Grade II listed building. The proposal would also preserve the character and appearance of the Fortis Green Conservation Area, thereby satisfying the statutory duties contained within Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The development would not result in unacceptable impacts upon neighbouring residential amenity and would not give rise to harm to existing trees or landscaping.

All other relevant development plan policies, material planning considerations, consultation responses and representations received have been taken into account. The Council has also had due regard to its Public Sector Equality Duty pursuant to Section 149 of the Equality Act 2010.

The proposal is therefore considered to accord with the Development Plan when read as a whole.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

Not applicable. The proposal does not create a new dwelling and involves less than 100sqm of additional floorspace.

8. RECOMMENDATION

It is recommended that planning permission be **APPROVED subject to conditions**.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

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

- 339_31_01 – Proposed Site Plan
- Albion Lodge Energy Efficiency Statement
- Albion Lodge Design and Access Statement
- Location Plan
- Cover Letter
- 339_00 – Existing Combined
- 339_31_00 – Site Location Plan / RPA
- 339_31 – Demolition Combined
- Planning & Heritage Statement (Revised 2026)
- Albion Design and Access Statement Rev A (dated 27/08/2026)
- 339_31_00 – Proposed Combined
- Albion Lodge Window Report

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

- 3 The external materials and finishes to be used in the development shall match those of the existing building in colour, texture and appearance unless otherwise indicated on the approved drawings or otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance of the development and to safeguard the special architectural and historic interest of the Grade II listed building and the character and appearance of the Fortis Green Conservation Area, in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017).

- 4 The rooflights hereby approved shall be conservation-style rooflights, fitted flush with the plane of the roof slope in which they are installed and retained as such thereafter. No additional rooflights shall be installed unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the special architectural and historic interest of the Grade II listed building, preserve its setting and features of significance, and preserve the character and appearance of the Fortis Green Conservation Area, in accordance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy D3 of the London Plan (2021), Policy SP11 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017).

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: 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.