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29 September 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2026/0652
Location 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.
Received 9 March 2026

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
Albion Lodge Fortis Green Window Report.pdf	Additional plans	9 March 2026
339_31_01 Proposed Site Plan.pdf	Block plan of the site	9 March 2026
Albion Lodge_Energy Efficiency Statement_compressed.pdf	Additional plans	9 March 2026
Albion Lodge Design and Access Statement compressed 2.pdf	Design and access statement	9 March 2026
LocationPlan.pdf	The location plan	9 March 2026
Cover Letter.pdf	Additional plans	9 March 2026
339_00 Existing Combined.pdf	Elevation (Front) - Existing	9 March 2026
339_31_00 {Site Location Plan}-RPA		6 July 2026
339_31_ {Demolition Combined}		12 August 2026
Planning & Heritage Statement revised 2026		28 August 2026
{2026_08_27} Albion_Design&Access Rev A_compressed		28 August 2026
339_31_00 {Proposed Combined}		25 September 2026

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

Conditions: (4)

- 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 a 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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 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.