



Officer Report

Application Number: HGY/2026/0975
Application Type: Listed building consent (Alt/Ext)
Address: Albion Lodge, Fortis Green, Hornsey, London, N2 9EP
Proposal: Listed building consent for 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 and internal alterations and refurbishment.
Case Officer: Mark Chan
Valid Date: 10/03/2026
Applicant:
Agent:

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The application site is a two storey, semi-detached dwellinghouse located on the northern side of Fortis Green and forms one half of a pair of listed buildings (Albion Lodge and Albion Cottage) that were built in the mid-nineteenth century. These buildings are some of the oldest in Fortis Green and part of the historical development of the area, giving the building architectural and historic significance. It is located within the Fortis Green Conservation Area (CA) and is a Grade II Listed Building.

The property is significantly set back from the main road and has an original deep two-storey rear outrigger. The property has been altered over time but retains much of its historic plan form at the ground floor level. This includes the back staircase, some features of the original stable/coach house with hay loft. On the first-floor level, bathrooms and a new partition to the hallway have been inserted, but much of the historic plan form is still legible. To the rear elevation of the property, there is a conservatory leading to a garden. The rear elevation is characterised by a coherent architectural form with historic elements such as the coach house doors reflecting the building's historical use.

2. DESCRIPTION OF PROPOSAL

The applicant is seeking listed building consent for the erection of a single storey side extension, replacement of the existing conservatory roof, alterations to fenestrations including the relocation of a window in stable wing to adjacent wall, installation of glazed double door to side of stable wing and new glazing behind the existing timber garage/coach house doors, installation of front entrance timber gate and solar panels to the inner roof pitch of the host property.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The most recent relevant planning applications are summarised as follows:

HGY/2026/0652 – 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. Approved 28/09/2026.

PRE/2025/0257 – Listed building and planning application, seeking consent for: Internal and external alterations to the site, including works to fenestration, erection of a side extension, installation of solar panels, an ASHP, a gate to the front boundary and internal refurbishment works. Pre-application advice issued 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 to the cottage. Approved 03/09/2015.

HGY/2016/3801 and HGY/2016/3802 - Listed Building Consent and Full Planning Permission for Part demolition and re-building of Northern boundary wall plus replacement greenhouse. Approved 10/01/2017.

HGY/2017/0985 and HGY/2017/0986 – Listed Building Consent and Full Planning Permission for Part demolition and re-building of Northern boundary wall. Approved 13/06/2017.

4. INTERNAL & STATUTORY CONSULTATION

Internal

LBH Conservation Officer – The amended and reduced scope of works including the omission of the interior works to the coach house from the current application, would positively preserve the historic fabric and significance of the former coach house, and as such the proposed works can be supported from conservation perspective.

External

Historic England – No advice offered but suggested Officers to seek the views of specialist conservation and archaeological advisers.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters, site notice and press advert. No objections from neighbours in response to notification and publicity of the application were received.

6. ASSESSMENT

The host building is Grade II listed and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest’.

The requirements of Local Plan policy SP12 ‘Conservation’ and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

- Do not lead to substantial harm or total loss of their significance;
- Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
- Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
- Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.

The application site is a two-storey semi-detached dwellinghouse located on the northern side of Fortis Green and forms one half of a mid-nineteenth century pair of Grade II listed buildings, Albion Lodge and Albion Cottage. It is one of the oldest houses in the area and is a positive contributor to the character and significance of the Fortis Green Conservation Area (CA). The building retains much of its original form, with defining architectural features such as sash windows, canted bays, and a gabled entrance porch clearly appreciable. The property’s historic layout, including the original stable and coach house to the rear, helps distinguish it as part of the earlier phase of development in the area.

Following the pre-application stage, the proposed side extension has been revised, and the current proposal presents a more modest, lightweight, and predominantly glazed addition. The side extension would be 1.8m wide, 8.2m deep and 2.75m high with a pitched roof. It would also be set back from the front elevation of the main dwellinghouse by approximately 11m and set in from the eastern side boundary by 1m. The proposed side extension would be a subservient addition that reflects the proportions of the existing conservatory, serving to sensitively connect the existing garage and stable wing to the main house. Because of its transparent nature, the original side wall and historic stable doors would remain visibly legible through the extension. Furthermore, the extension would remain set well back behind a densely planted front boundary, meaning the change would be barely discernible from the public realm and would not disrupt the harmonious balance between Albion Lodge and the adjoining Albion Cottage.

In the planning application ref: HGY/2026/0652, concerns about the potential loss of the building's signature white stucco and black painted woodwork from local group and neighbouring residents were raised. They noted that altering this historic black-and-white aesthetic would radically alter the appearance of the house and ruin its symmetry with Albion Cottage. The proposed materials for the new additions would feature a dark-stained timber facade designed to maintain the contrast and depth of the existing black finish. An appropriate condition would also be attached to this listed building consent to secure the retention of the white stucco and matching dark exterior paintwork.

In terms of the proposed alterations to the fenestration and roof, it is acknowledged that they represent a degree of change. The application proposes the replacement of modern sash windows and the existing, poorly performing conservatory roof with slimline double glazing, alongside the sensitive repair of historic window frames. These works would serve to provide the host property with enhanced energy efficiency, providing a public benefit that outweighs the very low level of heritage harm. The relocation of the stable window to the courtyard elevation ensures historic fabric is retained on site, whilst new glazing set behind the retained coach house doors ensures the original coach house opening remains legible.

In the planning application ref: HGY/2026/0652, concerns were also raised about the proposed 3no. solar panels being excessive and over-modernisation. However, given the rear location of the proposed works, they would largely be visible only from private viewpoints. The solar panels are proposed on the rear roof slope, sitting atop the existing slates, ensuring they have a very low impact on the historic fabric. The proposed conservation style rooflights are specifically designed to fit between existing rafters to minimize the loss of historic fabric and would be flush to roof slope. Additionally, the proposed front entrance timber gates reflect the general boundary height along the street; by retaining the existing fencing and hedging, this change would acceptably complement the character of the property and its frontage.

In the original scheme, the Council's Conservation Officer supported several external elements of the original scheme, noting that the proposed front gates, replacement conservatory roof, and rear-facing solar panels would have a low impact on the historic fabric. The lightweight glazed side extension, the repair of historic window frames, and the introduction of slimline double glazing were also deemed acceptable and complementary to the building's character.

However, the Officer raised serious concerns regarding the proposed conversion of the historic coach house and stable into a modern kitchen. The originally planned demolition of the original internal brick wall between the stable and utility room was not supported with the Officer noting that the significance of this space lies in its raw, utilitarian nature. Furthermore, removing the historic cobbled floor to be placed in the garden was deemed to destroy the historical legibility of the space, whilst the partial removal of the hay loft floorboards to create a modern vaulted ceiling was considered tokenistic and harmful to the building's authentic spatial proportions. Extensive insulation upgrades and alterations to the pantry doorway were also noted as eroding the building's historic character.

As such, the applicant has amended the scheme and significantly reduced the scope of the proposed works. Specifically, the applicant omitted the contentious interior works to the former coach house from the current application, thereby ensuring the kitchen remains in its existing location rather than expanding into this historic ancillary space.

As a result of the amendments, the internal alterations and refurbishments of on the ground floor would include:

- Replacement joinery in kitchen/utility room including new partitions to enclose plant and new door to central opening;
- Creation of a new WC adjacent to utility room with new partitions, removal of modern wall boxing to conservatory;
- Opening created to new side extension;
- Replacement of existing cement board ceiling above garage with new plasterboard ceiling with joists and floorboards retained above; and
- Replacement of radiators with more traditional design.

On first floor the works include:

- Reinstatement of fire surround to front room to match fire surround in rear room and removal of non-original partition to hallway;
- Removal of corner wall partition to bedroom 4;
- Installation of two new partitions to create ensuite to principal bedroom and relocated hallway;
- New opening from rear room to hallway and infilling of an existing opening;
- Removal of steps to upper flight and installation of new treads to consolidate landing;

- Installation of partition wall below downstand in front room and insertion of doorway from hallway to create separate small room, including reuse of existing door to bedroom 4, with partition to have picture rail and skirting detail to match the rest of the room;
- Creation of jib door opening between dressing room and principal bedroom;
- Removal of modern joinery in bedroom;
- Alterations of modern partition and door to family bathroom; and
- Replacement of radiators with more traditional design.

The historic internal brick wall between the stable and utility room would be retained. Furthermore, the original cobbled coach house floor would be retained in situ, the hay loft floorboards would be preserved, and the ceiling would be kept at its existing height rather than being altered to create a vaulted space. These revisions would preserve the historic fabric and functional layout of the coach house, and the Conservation Officer has no objection to the amended scheme.

The current proposal as amended would not cause any harm to the significance of the listed building and satisfy the above planning policy and legislative framework concerning listed buildings.

All other relevant policies and considerations, including equalities, have been taken into account. Planning and listed building consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. RECOMMENDATION

GRANT Listed Building Consent subject to conditions

Conditions:

- 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 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.

Albion Lodge Fortis Green Window Report.pdf
 339_31_01 Proposed Site Plan.pdf
 Albion Lodge_Energy Efficiency Statement_compressed.pdf
 Planning and Heritage Statement.pdf
 Albion Lodge Design and Access Statement compressed 2.pdf
 LocationPlan.pdf
 Cover Letter.pdf
 339_00 Existing Combined.pdf
 339_31_{Demolition Combined}
 {2026_08_27} Albion_Design&Access Rev A_compressed
 Planning & Heritage Statement revised 2026
 339_31_00 {Proposed Combined}

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

- 3 All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 4 The exterior rendered stucco elevations of the building shall be retained and maintained in a white painted finish, and all external timber joinery, including window frames and front doors, shall be retained and painted in a black finish. The established black and white colour scheme shall thereafter be retained and maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the character, appearance and significance of the heritage asset and its contribution to the surrounding historic environment, in accordance with Policies HC1 and D4 of the London Plan (2021), Strategic Policy SP12 of the Haringey Local Plan (2017), and Policies DM1 and DM9 of the Haringey Development Management DPD (2017).