



Officer Report

Application Number:	HGY/2026/2350
Application Type:	Householder planning permission
Address:	112 Mount View Road, Hornsey, London, N4 4JX
Proposal:	Remedial works to stabilise the structure; rebuild and repair all damaged areas and renew damaged components to match the original house.
Case Officer:	Nathan Keyte
Valid Date:	21/08/2026
Applicant:	Mr Nicolaas Aukes
Agent:	Mrs Janie Price

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

The site comprises a two-storey end-of-terrace dwellinghouse. The surrounding area is residential in character, and the site lies within the Stroud Green Conservation Area.

This is a large conservation area comprising predominantly residential streets with a mixture of architectural styles and detailing, including variations in roof forms, but with an overall consistency in scale and appearance that contributes to its significance.

2. PROPOSED DEVELOPMENT

The building has been impacted by subsidence and the proposal seeks permission for remedial works to stabilise the structure, rebuild and repair all damaged areas, and renew damaged components to match the original house.

The building will be underpinned, and the flank wall and front bay window rebuilt. Like-for-like period materials will be used. A chimney will be restored to its original height, and the roof re-covered using natural slate, zinc and other materials to match the existing. Original cast-iron rainwater goods will be reused where possible or replaced with matching materials where necessary.

The proposal identifies a number of trees within the vicinity of the works. A Section 211 notice has been submitted to and determined by Haringey Council under application reference HGY/2026/1727, which received a 'No Objection' decision following amendments. No additional tree works are understood to form part of the current application.

3. SITE HISTORY

HGY/2026/1727 - Proposal: T5 (False Acacia) is located within the rear garden of 177 Stapleton Hall Road. Traditional underpinning works are proposed to 112 Mount View Road, as shown on the submitted underpinning plan. T2 (Plane Tree) is a street tree and is therefore under Haringey

Council's management and has been removed from the proposed works. - Decision Date: 29 July 2026 - Decision: No Objection

4. CONSULTATION

Stroud Green CAAC: No comments received.

LBH Conservation Officer: No comments received.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of neighbour notification letters and site notices. No representations have been received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage
2. Impact on neighbouring amenity

Design and Heritage

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings conserve their significance. This policy applies to both designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed having regard to the significance of the asset and its setting, and the impact of the proposals upon that significance. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high-quality, site-specific and sensitive design which respects and/or complements the form, setting, period and architectural characteristics of the original building, including external features such as chimneys and porches. The policy also requires the use of high-quality matching or complementary materials that are sensitive to the surrounding context.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, whilst Local Plan Policy SP11 requires the highest standards of design that respect local character, context and historic significance. These objectives are also reflected in London Plan Policy D6. In addition, DPD Policy DM9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

As noted above the property is located in Stroud Green Conservation Area with the host building making a positive contribution to the character and appearance of the Conservation Area by virtue of its Edwardian architectural detailing, including its two-storey bay and turret roof form, which are characteristic features of the surrounding townscape.

Whilst the proposal involves elements of demolition and rebuilding, these works arise solely from the need to address severe subsidence damage and to secure the long-term stability of the building. The works would be undertaken on a like-for-like basis, replicating the existing design, architectural detailing and appearance of the dwelling. Existing materials would be retained and reused where practicable, with any replacement bricks, stonework and other external materials

carefully matched to the original building. As such, the works are restorative in nature and would reinstate the building's historic character, rather than constituting a redevelopment of the site.

As such the character and appearance of the conservation area will not be harmed, leaving it preserved with it pointed out that special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on Neighbouring Amenity

London Plan Policy D6 requires development to achieve a high standard of design and states that proposals should not adversely affect the amenity of surrounding occupiers. In particular, development should provide sufficient daylight and sunlight appropriate to its context whilst minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for both future occupiers and neighbouring residents. In particular, development should provide appropriate levels of sunlight, daylight and outlook whilst avoiding harmful overlooking, loss of privacy or other impacts that would be detrimental to residential amenity.

Given the nature of the works the development would not result in any material impact on the amenity of neighbouring occupiers.

Conclusion

The proposed works are considered acceptable in design and heritage terms and, subject to appropriate conditions, would preserve the character and appearance of both the host building and the Stroud Green Conservation Area. All other relevant development plan policies and material considerations, including equalities impacts, have been taken into account. Planning permission should therefore be granted for the reasons set out above, with the details of the decision contained within the recommendation below.

7. CIL APPLICABLE

The proposed development does not result in the creation of more than 100 square metres of additional floorspace and is therefore not liable for either the Mayoral Community Infrastructure Levy (CIL) or Haringey CIL.

8. RECOMMENDATION

The application is recommended for approval subject to the following 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 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: 254_PL_01 Rev E; 254_PL_02 Rev B; 254_PL_03 Rev B; 254_PL_04 Rev B; 254_PL_05 Rev B; 254_PL_06 Rev B; 254_PL_07 Rev B; 254_EL_10 Rev A; 254_EL_11 Rev A; 254_EL_12 Rev A; 254_XX_13 Rev A.

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

- 3 The repair, rebuilding and reinstatement works hereby approved shall be carried out using materials to match the original building in terms of type, colour, texture, profile, dimensions and appearance. Existing bricks, stonework, architectural detailing and other external materials shall be retained and reused within the development wherever reasonably practicable and where replacement materials are required due to damage or structural necessity, they shall closely match the originals and shall be used only where the reuse of existing materials is not feasible.

Reason: To ensure that the repair and rebuilding works preserve the architectural character and appearance of the host building and the Stroud Green Conservation Area through the retention of historic fabric and the use of appropriate matching materials, in accordance with Policies D3 and HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), Policies DM1 and DM9 of the Development Management DPD (2017), and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.