

First Plan - Katie Matthews
Broadwall House
21 Broadwall
London
SE1 9PL

30 September 2026

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

Case Reference HGY/2026/0975
Location 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.
Received 2 April 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
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
Planning and Heritage Statement.pdf	Heritage statement	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_ {Demolition Combined}		12 August 2026
{2026_08_27} Albion_Design&Access Rev A_compressed		28 August 2026
Planning & Heritage Statement revised 2026		28 August 2026
339_31_00 {Proposed Combined}		29 September 2026

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

HGY/2026/0975

1 of 4

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

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 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.

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).

- 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.