



Officer Report

Application Number:	HGY/2026/2688
Application Type:	Approval of details reserved by a condition
Address:	37 North Road, Hornsey, London, N6 4BE
Proposal:	Approval of details IN PART pursuant to condition 3 (pre-commencement – 3A & 3D) attached to planning permission ref. HGY/2024/2437 for Investigatory and remedial works granted on 14/10/2025.
Case Officer:	Nathan Keyte
Valid Date:	28/09/2026
Applicant:	Mr Douglas Paskin
Agent:	Mr Douglas Paskin

RECOMMENDATION

Approve

1. PROPOSAL

Approval of details IN PART pursuant to condition 3 (pre-commencement – 3A & 3D) attached to planning permission ref. HGY/2024/2437 for Investigatory and remedial works granted on 14/10/2025.

The application completes the outstanding matters to discharge condition 3 – the remainder of details were supplied and approved under HGY/2026/1824.

2. CONSULTATION RESPONSE

LBH Conservation – Acceptable to discharge.

3. ANALYSIS/ASSESSMENT

Condition 3 (pre-commencement) reads:

Pre-Commencement

Prior to the commencement of any works, the following documentation shall be submitted to and approved in writing by the Local Planning Authority (LPA), in consultation with Historic England (HE). Where clearly justified, and subject to the written agreement of the LPA the condition may be partially discharged in relation to specific elements or phases of the works.

- A. A detailed Programme of Works, identifying key stages and milestones.
- B. A full set of existing and proposed drawings (plans, sections, elevations at 1:50 scale) to be prepared with input from Conservation Accredited Architects (RIBA SCA, AABC) including:
 - o General arrangements
 - o Party wall elevations (No. 37 and No. 39 North Road)
 - o Roof dormers (1:10 scale)

C. Final Heritage Method Statements consolidating previous submissions and detailing all proposed interventions.

D. Material specifications and samples for:

- o Replacement bricks

- o Repointing mortar

- o Render

- o Slates

- o Rainwater goods

E. Moulding profiles (internal and external) to be recorded and submitted.

F. Confirmation that all works will be overseen by a Conservation Accredited Architect (RIBA SCA or AABC).

Assessment

The submitted details are considered to be acceptable to satisfy the remainder of condition 3, being conditions 3A and 3D.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS 3A & 3D