



6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Planning Service

E-mail: planningcustomercare@haringey.gov.uk

Website: www.haringey.gov.uk/planning-and-building-control

Tel: 020 8489 5504

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	62
Suffix	
Property Name	
Address Line 1	North Hill
Address Line 2	Hornsey
Address Line 3	Haringey
Town/city	London
Postcode	N6 4RH

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
528004	188345

Description

Applicant Details

Name/Company

Title

Ms

First name

Sabine

Surname

Stevenson

Company Name

Address

Address line 1

62 North Hill

Address line 2

Hornsey

Address line 3

Town/City

London

County

Haringey

Country

Postcode

N6 4RH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

John

Surname

Lianos

Company Name

Quad Architects Ltd

Address

Address line 1

92-98 Lower Mortlake Road

Address line 2

Address line 3

Town/City

Richmond

County

Country

Postcode

TW9 2JG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of existing 1970s ground floor rear & side extension. Construction of new ground floor rear & side extension, glazed walkway and pavilion outbuilding.

Has the work already been started without consent?

☐ Yes

☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:

MX396060

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☒ Yes

☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234)

0943-2826-7877-2090-1371

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

19.00

square metres

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

Development Dates

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When are the building works expected to commence?

03/2024



When are the building works expected to be complete?

09/2024



Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Immunity from Listing

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

253.20	Cubic metres
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What is the volume of the part to be demolished?

61.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

September

Year

1973

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The majority of the proposed demolition consists of the removal of the 1970s side and rear extension which is a later addition to the original listed property.
A small door sized knock through of the original flank wall at ground floor level from the kitchen to the new proposed side extension is also proposed with materials arising from this element of the demolition to be reused on site.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

It is considered that demolition of the poor quality 1970s side and rear extension would have a positive contribution to the original listed building and is required to form the new glazed link to the proposed outbuilding. The proposed demolition is also required to reveal more of the original rear elevation as per earlier pre-application advice.

The side-wall knock through is required for access to the proposed utility space. The original kitchen plan is too small to function reasonably as a modern-day kitchen, dining, utility and circulation space. The proposed side extension will also incorporate a roof light to enable more natural light into the kitchen through this opening.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

New door opening in kitchen flank wall supported by lintel as shown on drawings.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Original House - Brickwork & White Render Existing Extension - White Render

Proposed materials and finishes:

Proposed Outbuilding & Extension - Vertical Timber Cladding Proposed Walkway Link - Glazed

Type:

Roof covering

Existing materials and finishes:

Original House - Clay Tiles Existing Extension - Single Ply Roof Felt

Proposed materials and finishes:

Proposed Extension & Outbuilding - EPDM with Sedum Green Roof Proposed Walkway Link - Glazed

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing Boundary Walls - Brick / Close Boarded Fence / Trellis Fence

Proposed materials and finishes:

Proposed Boundary Walls - Brick / Close Boarded Fence / Trellis Fence

Type:

Windows

Existing materials and finishes:

Original House - White Painted Timber Sashes

Proposed materials and finishes:

Proposed Extension & Glass Link & Outbuilding - Metal (Steel/Aluminium) Frame Windows

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

749_62 North Hill D&A Statement; 749-P-20_Proposed Plans; 749-P-21_Proposed Elevations

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cars

Existing number of spaces:

1

Total proposed (including spaces retained):

1

Difference in spaces:

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE/2023/0140

Date (must be pre-application submission)

05/09/2023

Details of the pre-application advice received

"Overall, whilst the applicants' wish to optimise the use of the residential building and include a bathroom to the first floor is appreciated and taken into consideration, the policy requirement to protect the heritage asset from harm outweighs the need for intrusive alterations at first floor level, both internally and externally. However, more alternatives could be explored."

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.
** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

John

Surname

Lianos

Declaration Date

21/11/2023

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Quad Architects

Date

2023/11/22