LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3336 **Ward:** Muswell Hill

Date received: 11/11/2015

Last amended date:

Drawing number of plans: Window specifications, photo 1 & 2, site plan

Address: 74-80 Muswell Hill Broadway N10 3RT

Proposal: Replacement of widows to the front and side with like for like wooden sash windows and the back of the property with like for like PVC sash windows

Applicant: Mr Tony Aziz

Ownership: Private

Officer contact: Valerie Okeiyi

1. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for the replacement of widows to the front and side with like for like wooden sash windows and the back of the property with UPVC sash windows

Site and Surroundings

2.1.1 The application site is situated in the Muswell Hill Town Centre and forms a parade of three storey buildings with commercial units on the ground floor and residential on the upper floors. The subject site is a shop called 'Sweaty Betty' on the corner of Hillfield Park and Muswell Hill Broadway.

2.1.2 The site is located within the Muswell Hill Conservation Area

Relevant Planning and Enforcement history

HGY/2015/0534 74-80 Muswell Hill Broadway London N10 3RT - Replacement of existing timber sash windows to front and side with like for like PVC windows and

replacement of timber sash to rear elevation with PVC casement windows – Refused - 16/04/2015

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

Internal

1) LBH Conservation Officer
2) LBH Building Control

There were no internal responses received

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 28 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses:1
Objecting:0
Supporting:0

5.1 Muswell Hill CAAC made the following comments

- Proposed replacement windows using timber to the front and side elevation is welcomed
- The attractive windows to the rear elevation that can be viewed from public vantage points should also be replaced in timber

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area;

6.1 Character and appearance of the conservation area

6.1.1 With regard to development within Conservation Areas, The London Plan 2011 Policy 7.8 'Heritage Assets and Archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. Furthermore Saved UDP Policy CSV5 'alterations and extension in conservation areas' states that the Council will require that alterations or extensions to building in Conservation Areas preserve or enhance the character of the Conservation Area.

6.1.2 The details submitted indicates that the existing single glazed timber framed windows to the front and side is to be replaced with new timber sash double glazed windows to match existing and the rear elevation is to be replaced with UPVC double glazed sliding sash windows.

6.1.3 Whilst it is appreciated that the front and side window would be replaced in timber, the replacement UPVC windows to the rear is considered unacceptable as it would be visible from public vantage points and would therefore harm the visual amenity of the area and fail to preserve or enhance the character and appearance of the conservation area. The proposal is therefore contrary to London Plan Policies 7.4 and 7.6, Saved UDP Policies UD3 and CSV5, Local Plan Policies SP11 and SP12 and Policy DM9 'Management of the Historic Environment' of the emerging Local Plan Policy Development Management DPD.

Conclusions

It is considered that the proposal would adversely affect the visual amenity of the surrounding area and would be harmful to the character and appearance of the conservation area

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

7. CIL APPLICABLE

N/A

8. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2015/3336

Applicant's drawing No.(s) Window specifications, photo 1 & 2, site plan

For the following reason(s)

The replacement windows to the rear elevation, by reason of their material, design, detail and style would not be in keeping with the original windows in the terrace and area and are not considered to be appropriate replacements for this conservation area. As such the proposal would be detrimental to the character and appearance of this property and the character and appearance of this part of the conservation area, and the visual amenity of the area, contrary to London Plan Policies 7.4 and 7.6, Saved UDP Policies UD3 and CSV5, Local Plan Policies SP11 and SP12 and Policy DM9 'Management of the Historic Environment' of the emerging Local Plan Policy Development Management DPD.