LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3411 **Ward:** Stroud Green

Date received: 17/11/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: 2507-MA-E-EL-DR-2004-D00 2507-MA-E-EL-DR-0003-D00

Address: 19A & B Lancaster Road N4 4PJ

Proposal: Replacement of existing windows with double glazed uPVC casement windows

Applicant: Mr Andy Nadar London & Quadrant trust

Ownership: Private

Site Visit Date:

Officer contact: Sarah Madondo

2. SUMMARY OF RECOMMENDATION

Reasons for Refusal:

1) The proposed upvc windows by reason of their material, design and detail would not be appropriate replacements for the existing timber windows and would be detrimental to the character and appearance of this terrace and the Conservation Area where traditional timber windows are an important feature of the buildings, the proposal would therefore be contrary to The London Plan (2015) policies 7.4 Local Character, 7.6 Architecture, 7.8 Heritage assets and archaeology and SP0, SP11 and SP12 of the Haringey Local Plan (2013), UD3, and CSV5 of the Haringey Unitary Development Plan (2006) 'Saved Policies', Supplementary Planning Guidance SPG1a and SPG2.

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the replacement of existing timber single glazed timber sash windows to double glazed uPVC casement windows including replacement of existing composite front door with a uPVC double glazed door.

Site and Surroundings

3.2 The application site is three storey mid terraced Victoria property located on Lancaster Road. The property has been converted into 2 self contained flats and works relate to both flats. The site is within Stroud Green Conservation Area

Relevant Planning and Enforcement history

3.3 OLD/1973/0679 GTD 17-12-73 19 Lancaster Road Conversion into three two bedroom self-contained flats.

OLD/1974/0667 GTD 09-07-74 19 Lancaster Road Conversion into three self-contained flats.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Ward Councillors
Neighbouring properties

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 12 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:
Objecting:1
Supporting:0

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Out of character

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning considerations raised by the proposed development are:

1. Impact on the streetscene/ conservation area

Impact on the streetscene/ conservation area

6.2 Local Plan Policy SP11 'Design' states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.

6.3 With regard to development within Conservation Areas the London Plan 2015 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 buildings in Conservation Areas preserve or enhance the character of the Conservation Area.

6.4 The existing windows are timber framed windows which appear original. The existing windows will be replaced with white uPVC windows. Although the replacement windows attempt to mimic the proportions, design, detail and style of the existing windows, the glazing bars and means of opening to the window are materially different from the original timber windows, found in several of the adjoining properties/ terrace and an important feature to the character and appearance of this conservation area.

6.5 In addition it is considered that uPVC windows have inherently different visual qualities to that of wood and are not considered to be in keeping with the architectural integrity of the existing property and terrace. As such the proposal would fail to preserve or enhance the character and appearance of the conservation area.

Conclusions

6.6 The proposed uPVC windows by reason of their material, design and detail would not be appropriate replacements for the existing timber windows and would be detrimental to the character and appearance of this terrace and the Conservation Area where traditional timber windows are an important feature of the buildings, the proposal would therefore be contrary to The London Plan (2015) policies 7.4 Local Character, 7.6 Architecture, 7.8 Heritage assets and archaeology and SP0, SP11 and SP12 of the Haringey Local Plan (2013), UD3, and CSV5 of the Haringey Unitary Development Plan (2006) 'Saved Policies', Supplementary Planning Guidance SPG1a and SPG2.

6.7 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. RECOMMENDATION

REFUSE PERMISSION

Registered No. HGY/2015/3411

Applicant's drawing No.(s) 2507-MA-E-EL-DR-2004-D00
2507-MA-E-EL-DR-0003-D00

For the following reason(s)

The proposed uPVC windows by reason of their material, design and detail would not be appropriate replacements for the existing timber windows and would be detrimental to the character and appearance of this terrace and the Conservation Area where traditional timber windows are an important feature of the buildings, the proposal would therefore be contrary to The London Plan (2015) policies 7.4 Local Character, 7.6 Architecture, 7.8 Heritage assets and archaeology and SP0, SP11 and SP12 of the Haringey Local Plan (2013), UD3, and CSV5 of the Haringey Unitary Development Plan (2006) 'Saved Policies', Supplementary Planning Guidance SPG1a and SPG2.