

Officer's Report

Application Number	HGY/2023/0651
Type	Householder planning permission
Location	Walden Lodge, 48 Wood Lane, London N6 5UU
Proposal	Replacement of existing timber frame windows and patio doors (and existing uPVC windows in one flat) with uPVC units of the same dimension, design and colour.
Case Officer	Zara Seelig
Valid Date	22/03/2023
Applicant	Mr Barry Francis
Agent	

RECOMMENDATION

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Approve with Conditions

Site Description

The site is a part four storey part five storey detached block of flats situated on the Southern side of Wood Lane. The site is located within the Highgate Conservation Area, there are TPO's on the site, it is not a listed building.

Description of Development

The proposal to replace existing timber frame windows and patio doors (and existing uPVC windows in one flat) with uPVC units of the same dimension, design and colour to preserve current appearance.

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Relevant Planning and Enforcement History

None.

Consultation Response

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer: Consulted – no response received

External:

None

Local Representations

The application has been publicised by way of a site notice and 9 neighbour consultation letters.

No of individual responses: none

Objecting: 0

Supporting: 0

Neither: 0

The following local groups/societies were consulted:

- Highgate Conservation Area Advisory Group: were not consulted, however, they commented as follows:

Highgate Conservation Area Advisory Committee objects to this application. The proposal is not clear and does not provide sufficient detail. The application appears to propose replacing some or all existing double glazed wooden windows and doors with uPVC replacements. UPVC replacement windows and doors should not be used in a conservation area. Equally good energy improvements can be obtained with wooden or aluminium replacement windows so this is not an adequate argument for the use of uPVC. We are against the use of oil based products such as uPVC on sustainability grounds. The various photos attached to the application suggest it may be possible to refurbish some or all of the existing double glazed wooden doors and windows rather than replace them.

Further, the application is inadequate. There is insufficient detail about the proposed replacement windows. We assume the windows shown in the "photo montage" document are all uPVC, although it is far from clear. What is the significance of some windows being shown in black and some in white? 1:5 detailed drawings of the replacement windows should be provided, plus a far clearer, more detailed impression of what the building would look like with such windows installed.

The proposals seem particularly unconvincing in the case of the oriel windows facing Queen's Wood, if they are going to be replaced with uPVC units.

Replacing some windows and doors with uPVC but not others will result in the building looking incoherent.

This is currently a coherent building in a prominent position next to Queen's Wood and we believe that the use of uPVC replacement windows will damage its appearance and harm the Highgate Conservation Area. The application should be refused.

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:

- Insufficient Detail
- UPVC in a Conservation Area
- Building will look incoherent

The following issues raised are not material planning considerations:

- None

Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area; and
3. Impact on neighbouring amenity.

Design and Appearance and Impact on the Character and Appearance of the Conservation Area

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the

context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposal is to replace 4 windows to the East elevation, 3 windows and a set of patio doors to the South elevation, 2 windows and a set of patio doors to the North (front) elevation and 4 windows to the West elevation. The existing windows are timber and will be replaced with UPVC, however, they will follow this same pane arrangement to respect the authentic look and quality of the original units important to the character of the street scene. There are a few existing windows/patio door that appear to differ slightly in appearance and appear to be UPVC, there is therefore not exact uniformity throughout the fenestration as existing. Also being a more modern building, the design and appearance of the windows are more successfully replicated in UPVC than is normally the case for older buildings that have windows that are composed of elements that have a more slender profile or more intricate detailing that it is much harder to replicate in UPVC.

The proposed replacement windows would match the design, colour and proportions of the existing units, so as to respect the authentic look and quality of the original units important to the character of the area. There will be no material effect on the external appearance of this property leaving the character and appearance of the area preserved.

The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

Impact on Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Due to the nature of the proposal, to replace existing windows with proposed windows of the same dimensions, there would be no more of an adverse impact on neighbouring amenity than the existing situation. The proposal is not considered to adversely impact the amenities of these

neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy and the proposal complies with London Plan Policy D6 and DPD Policy DM1.

Conclusion

The proposal is considered acceptable in terms of design, impact on the character and appearance of the conservation area and impact on neighbouring amenity and does comply with relevant planning policy.

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

Recommendation

Grant Permission with conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

- INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

- INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

- INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.