

Officer's Report

Application Number	HGY/2022/4232
Type	Full planning permission
Location	Flat B, 98 Talbot Road, Hornsey, London, N6 4RA
Proposal	Replacement of two existing first-floor front timber windows with new uPVC windows.
Case Officer	Sabelle Adjagboni
Valid Date	28/11/2022
Applicant	Ms Christine Knight
Agent	

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for the replacement of two front windows of the first floor flat from timber to PVC.

Site and Surroundings

The application site is the first floor flat of a two-storey terraced house located on the northern end of Talbot Road near its intersection with Archway Road. It is in the Highgate conservation area but is not a listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

HGY/2021/2746 | Demolition of existing rear detached garage and erection of part single, part two-storey side and rear extension to the existing building and associated works including replacement of existing windows and door (as per extant planning permission HGY/2020/1974) in association with the amalgamation of two existing flats into one. | Granted

HGY/2020/1974 | Demolition of existing rear detached garage and erection of part single, part two-storey side and rear extension to the existing building and associated works including replacement of existing windows and door. | Granted

HGY/2019/3200 | Demolition of existing rear detached garage and erection of two storey side and rear extension to the existing building and associated works including replacement of existing windows and door (AMENDED PLANS) | Granted

HGY/2018/3605 | Demolition of garage adjacent to No. 98 Talbot Road and erection of part single, part two-storey dwelling house, part of which would be located below part of rear garden of No.98. | Refuse

HGY/2001/0474 | Installation of 2 No. Velux windows to front roof slope and 2 No. Velux windows to roof hip end and incorporate existing storage area into existing bedroom within the roof space. | Granted

HGY/1992/0460 | Retention of bedsit unit. | Granted

HGY/1991/0789 | Demolition of existing garage and erection of 1 no two storey, three bedroom detached house. | Refuse

OLD/1968/0862 | Conversion of property into three self-contained flats. | Granted

OLD/1968/0861 | Conversion of property into three self-contained flats. | Granted

Consultation response

1 Objection from the Highgate Conservation Area Advisory Committee detailed as follows:

- Use of uPVC framed windows on front elevations not supported and constitute a breach to planning policy in a Conservation Area
- The difference between timber and uPVC is noticeable and more significant with this house as it is the first one seen on entering Talbot Road, and its front elevation is highly visible.
- The windows on the first floor level are no longer fit for purpose, are unsympathetic to the architecture, and the installation of replacement that better match those on the ground floor will improve the appearance of the house.
- However, timber-framed windows are preferred and constitute a renewable resource when gotten from sustainable suppliers.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 16 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development is:

Impact on the character and appearance of the conservation area

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 considered. 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.

Policy DH2 of The Highgate Neighbourhood plan states that development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Additionally, regarding windows it states that "Original windows and doors are integral to Highgate's special character and should be retained and repaired wherever possible. Replacements should match the originals in terms of materials, design, and detail".

The windows at the first floor level are in bad condition and due for an upgrade. However, insufficient detail has been provided to demonstrate that the proposed replacements would match the design and appearance of the property's original windows. While it is accepted that the current windows are not original and in their current condition detract from the appearance of the conservation area, the applicant has not demonstrated that proposed replacements would be of a design and appearance that would complement the building or the streetscene. Officer's experience is that uPVC windows, are rarely capable of matching the design, sectional profiles and detailing of the elements that make up the traditional style of casement window that the original property would have had.

It is noted that the ground floor flat has recently had high quality timber replacement windows installed that closely match the style and appearance of the property's original windows, as part of planning permission reference: HGY/2019/3200 and the follow up amended application HGY/2021/2746. There are few examples of uPVC windows in the vicinity of the application property. The property occupies a prominent position within the streetscene and the windows would be highly visible.

Given the poor quality of the submission and officers concerns regarding the suitability of uPVC replacements at this location, the proposal has failed to demonstrate that it would not materially harm the character and appearance of the host dwelling and conservation street scene. Therefore, the proposal fails to preserve the character of the conservation area and is at odds with the above policies.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

REFUSE PERMISSION

Refusal Reasons:

The replacement windows in the use of Pvcu would have a smoother, glossier and alien finish compared to the traditional windows found on the ground floor front elevation and widely found common on this road and in the broader conservation area, as such causing harm to its character and appearance contrary to policy HC1 of London Plan (2021), policies DM1 and DM9 of the Haringey Development Management DPD (2017), policies SP11 and SP12 of the Haringey Local Plan Strategic Policies (2017) and policies of the Highgate Neighbourhood Plan (2017).

