

Officer's Report

Application Number	HGY/2023/0812
Type	Householder planning permission
Location	27 North Grove, Hornsey, London, N6 4SH
Proposal	Replacement windows to the upper ground and first floor of the property's rear elevation (alongside existing approved alterations under previous planning permissions HGY/2022/1797 & HGY/2022/4457).
Case Officer	Cameron Sturges
Valid Date	30/03/2023
Applicant	Mr & Mrs Steele
Agent	Mr Neil Kahawatte

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The subject site is a post-war four-storey terraced dwelling house on North Grove. The property is characterised by three sets of front windows on the first and second floors and is finished in white render. The property has an upper ground floor accessed from the front and a lower ground floor which has access to the rear garden. The site is located within Highgate Conservation Area and does not fall within the curtilage of a listed building.

Description of Development

2.2 The proposal seeks to replace the rear windows on the upper ground and first floor.

Relevant Planning and Enforcement History

2.3 HGY/2016/0874 - Replace the existing timber windows with UPVC double glazed units
REFUSED --- 11/05/2016

2.4 HGY/2016/2565 - Material change to the front elevation from uPVC window frames to hardwood frames – APPROVED- 16/05/2016

2.5 HGY/2022/1797 - Proposed rear glazed doors/windows to the rear lower ground floor, new lightwell with window to front lower ground floor, conversion of existing garage to habitable space and replacement of garage door, rooflight to roof, minor landscaping to rear garden and driveway – APPROVED – 18/08/2022

29 North Grove N6 4SH

2.6 HGY/2022/0938- Erection of ground and lower ground floor rear extension and replace garage door with window (conversion to habitable accommodation) and rear landscaping– APPROVED- 25/10/2022

25 North Grove N6 4SH

2.7 HGY/2015/1200 - Re-landscaping of driveway and rear garden; replacement of windows and doors including a new rear window/door to the lower ground floor; minor internal structural alterations; renewal of roof covering -APPROVED – 22/06/2015

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

- LBH Conservation officer – no objections.
- Highgate CAAC – raises several concerns in objection as summarised below:
 1. Highgate CAAC objects to the practice of applicants putting in successive applications for changes to parts of buildings rather than one application showing what the overall appearance will be when all the work has been completed. It is unsatisfactory to apply for changes floor by floor.
 2. Highgate CAAC objects to original windows being replaced with windows which open in a completely different way. This will look particularly glaring in hot weather when windows are open. In particular, Highgate CAAC does not want to see centre opening casement windows being replaced with inappropriate tilt and turn or bottom opening windows as this would severely disrupt the appearance of these houses.
 3. Highgate CAAC makes reference to Condition 3 of HGY/2022/4457: The way in which windows open is also a very important factor and should not be overlooked when setting these types of conditions. We suspect the very large replacement window will look particularly odd when open. (It is also questionable whether it meets condition 3, quoted above.) The replacement windows should be casements which open the same way as the existing, and preferably of the same pattern as the existing.

3.2 Officer comments: The above comments are considered and addressed within the assessment in section 5 of this report.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press & site notice displayed in the vicinity of the site and 6 letters. No representations received from neighbours, local groups, etc. in response to notification and publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

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

1. Design, appearance and character of the conservation area

Design, appearance and character of the conservation area

5.2 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.

5.3 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.

5.4 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.

5.5 The proposal is to replace the rear windows at upper ground and first floor levels with glazed windows, bringing the host property in line with the previously approved windows at upper ground floor level (HGY/2022/4457) and the lower ground sliding door. The rear elevation at No.29 North Grove was granted planning permission for windows of similar appearance and materials (HGY/2022/0938). Views of the proposed windows are restricted in view from North Grove looking towards the rear elevation. The scheme adds to the uniformity of the character and appearance of the rear terrace. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

5.6 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and Policy SP11 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.

Conclusion

5.7 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding conservation area. Furthermore, the scheme complies with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and Policy SP11 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.

5.8 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.

6. CIL APPLICABLE

6.1 N/A

7. RECOMMENDATION

GRANT PERMISSION subject to condition(s):

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.