

Officer's Report

Application Number	HGY/2022/3204
Type	Full planning permission
Location	Ground Floor Flat, 286, Archway Road, London, N6 5AU
Proposal	Replacement of existing single glazed timber windows with new double glazed timber windows.
Case Officer	Mercy Oruwari
Valid Date	12/04/2023
Applicant	Miss Katie Skinner
Agent	Miss Katie Skinner

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 One representation from Highgate Conservation Area Advisory Committee was received in response to notification and publicity of the application. The following issues were raised in the response received:

- Sustainability improvements are supported by the Highgate CAAC.
- There is no objection if the like for like reproduction is genuine.
- This is not always the case with double glazed replacements.
- Hardwood from a sustainable source is preferable.

2. REASONS FOR GRANTING PERMISSION

2.1 The application site is located within the Highgate CA which is characterised by a diverse mix of buildings reflecting the historic pattern of development and set within surrounding open spaces. Many of the buildings are of architectural merit, including as a consequence of their original features, materials, design and the quality of detailing.

2.2 The application site is the ground floor level of 286 Archway Road within the terrace of buildings at 278 to 310 Archway Road. These are noted within the Highgate Character Appraisal and Management Plan 2013 (CAMP) as a beautifully preserved terrace of the late Victorian era. The detailing to the rear of the terrace is more muted than the high quality street frontage, and is not specifically mentioned within the CAMP. Even so, there is a regular arrangement of three-storey outrigger projections with canted bays to their sides and contrasting brick bands. The roofslopes in this row of terraces also remain mostly unaltered. Overall, this gives rise to a strong sense of uniformity to the terrace group and an attractive rhythm and architectural value. Together with the retained original features to the front elevation, the terrace therefore contributes positively to the street scenes and the significance of the CA, and irrespective of whether or not it is a locally listed building, the heritage interest of the terrace warrants its consideration as a non-designated heritage asset.

2.3 The sliding sash windows are one of the defining characteristic of the properties in the terrace group and add to its value as a heritage asset and to that of the broader conservation area.

2.4 The supporting text for Policy DH2 (Development Proposals in Highgate's Conservation Areas) in the Highgate Neighbourhood Plan (HNP) 2017 recognises the importance of original

windows and doors. The HNP says “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.”

2.5 In this instance while the repair and maintenance of the original windows would be preferable, however it is also important to bear in mind that these properties are not covered by an Article 4 direction and that typically replacement windows on a “like-for-like” basis, although requiring planning permission being a flat, would most times be acceptable. The replacement windows here would deliver benefits in terms of greater thermal efficiency, better draught proofing and in turn would result in a boost to the energy efficiency of the flat. These are considerations that also need to be taken into account; in specific mindful of Haringey’s Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

2.6 The proposal is for the replacement of the timber framed single-glazed windows for new timber framed double-glazed windows to the front and rear elevation. It is important to point out that although doors have been referred to in the Design and Access Statement they are not included within the proposal for replacement.

2.7 The front ground floor windows of this property is split into four 2/2 large panes set within a bay. The timber replacement windows will follow this same pane arrangement to respect the authentic look and quality of the original windows important to the character of this group of properties. The applied glazing bar will be of the same dimensions as the existing. The sash horns and window hardware will match as closely as possible to those of the existing windows. Equally the windows will have a sliding sash design to reflect the design of the current windows.

2.8 In respect of the rear elevation the proposal is to replace the windows in timber. The rear of these properties are highly visible from Holmesdale Road. Therefore, any changes/replacements of these windows would carry the same weight as the front elevation. They would need to be like for like replicas in design/size/mechanics/hardware etc.

2.9 It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

2.10 In all significant respects the windows will match the existing windows. They will not have any material effect on the external appearance of the properties and the estate as a matter of fact and degree.

2.11 The works here would preserve the character and appearance of the conservation area. The proposed development accords with the design and conservation aims of policies D6 and HC1 of The London Plan (2021), policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017), policies SP11 and SP12 of the Haringey Local Plan Strategic Policies 2016 and policy DH2 of the Highgate Neighbourhood Plan 2017.

2.12 Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to 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.

- 3 Notwithstanding the plans hereby approved the replacement timber windows to the front and rear elevations hereby approved shall match the opening style and pattern of glazing bars of the existing windows and shall be painted white unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/ estate consistent with Policy 7.8 of the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Informatives:

- **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: 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.