

Officer Report

Application Number:	HGY/2023/1036
Application Type:	Householder planning permission
Address:	32 Cromwell Avenue, Hornsey, London, N6 5HL
Proposal:	Replacement of existing 3 windows on 1st floor with double glazed windows. Replacement windows will also be timber sash and match colour / design of existing windows.
Case Officer:	Cameron Sturges
Valid Date:	17/04/2023
Applicant:	3
Agent:	Milos Coko

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

The application site is occupied by a two storey, semi-detached/terraced dwellinghouse of Victorian age. This property is on the western side of Cromwell Avenue and sits at an elevated position above the street. The site slopes upwards from north to south. The setting is residential in character, being predominantly made up of a mixture of semi-detached and terraced properties.

The site is located within the Highgate Conservation Area (CA) and the majority of buildings in Cromwell Avenue, including the host property, make a positive visual contribution to the character of the CA.

Description of Development

The proposal seeks to replace the existing 3 windows on 1st floor and ground floor levels with double glazed windows. The windows will comprise timber sash and match colour/design of existing windows.

Relevant Planning and Enforcement History

The relevant planning and enforcement history of the site is listed below:

HGY/2022/3528-Construction of new front walls and piers, creation of bin and bicycle stores, relocation of steps and provision of new hard standing, as well as planting –APPROVED- 02/02/2023

3. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

1) LBH Conservation officer:

- There is no heritage statement submitted with the application, contrary to paragraph 194 of the NPPF and local plan policy DM9(b).
- The main issue with this application is that the proposed, and existing, elevations have not drawn the windows correctly. The existing windows are 1 over 1 sashes (with horns) whilst the submitted drawing appears to show either 2 over 2 sashes, but with abnormally wide mullions. This is shown not just on the whole elevation.
- If the application is approved as submitted then the windows as drawn on the approved plans would replace the existing with windows which would not match the existing, nor any of the other windows in the terrace. This would cause harm to the significance of the conservation area by significantly reducing the attractive uniformity of the streetscene. It is recommended that this application is withdrawn or refused, and a correct set of drawings are submitted.
- Best conservation practice is to retain original windows and repair and maintain them as they have a long-life span and this is better for embodied carbon, with secondary glazing recommended internally (potentially as a replacement for the shutters). However, the existing windows are 1 over 1 sashes there is potentially scope to have slim-line glazing without affecting the frame thickness and joinery details. However, given the high level of retention and symmetry ensuring that this is retained is important in preserving this part of the Conservation Area. Therefore, details of the proposed secondary glazing should be included to demonstrate that the proposed works would not erode the high quality detailing and uniformity in this part of the conservation Area.

2) Highgate CAAC – raises several concerns for the application, as summarised below:

- Highgate CAAC raises concerns regarding information supplied in the drawings being incorrect. (*Officer comment: Updated plans have been submitted showing the correct proposed changes*).
- Throughout the surrounding streets none of the existing sash windows have a central glazing bar (*Officer comment: As above, no central glazing bar is proposed*).
- Details of how the sash boxes are to be built into the existing structural elements (stone and timber lintols, stone and brick reveals and stone window cill) also needs to be provided

Officer comments: The applicant has since submitted revised plans for the application which has indicated the correct existing and proposed window appearances, and as such, Officers are satisfied with the updated plans.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of press & site notice displayed in the vicinity of the site and 5 letters sent to neighbouring properties. No responses were received upon publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

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

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. 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 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."

In this instance while the repair and maintenance of the original windows would be preferable, it is important to bear in mind that the conservation area is not covered by an Article 4 direction and as such typically replacement windows on a "like-for-like" basis does not require planning permission. The replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation which 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.

The proposal is for the replacement of the timber framed single-glazed windows for new slim line timber framed double-glazed windows to the front elevations. As per the amended plans the timber replacement windows will follow this same pane arrangement and detail to respect the authentic look and quality of the original windows important to the character of the area.

In all significant respects the windows will match the existing windows. They will not have any material effect on the external appearance of the property and this part of the conservation area, leaving it preserved.

Conclusion

The proposal is considered acceptable in terms of its impact on 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, the NPPF and the Highgate Neighbourhood Plan 2017.

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. RECOMMENDATION

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.

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.