

Officer Report

Application Number: HGY/2023/0047
Application Type: Householder planning permission
Address: Flat 1, 13 Milton Road, Hornsey, London, N6 5QD
Proposal: Replace windows in a conservation area.
Case Officer: Oskar Gregersen
Valid Date: 11/06/2023
Applicant: miss Rebecca Ayers
Agent:

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for replacement windows at lower ground level on the front elevation, with uPVC units with a matching glazing pattern.

Site and Surroundings

The application site is a lower ground floor flat in a building sub-divided as four flats in the 1970's. The site is located within Highgate conservation area with the buildings in this area being characterised by bright red brick on the front elevation, timber sash windows with glazing bars in the upper portion of the windows and mansard roof dormers.

Relevant Planning and Enforcement history

There is no planning history in relation to the site.

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 48 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 3
Objecting: 3
Supporting: 0

The following local groups/societies made representations:

· Highgate CA Advisory Committee

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:

- Impact of uPVC on character of conservation area

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.

Design and appearance

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.

The works here relate to the replacement of existing timber-frame windows at lower-ground level with uPVC units that have details and profile to help mimic the appearance of the original timber sash units.

The proposed windows would be at lower ground level, making them less visible from the roadway than the principal windows to the upper floor elevation. Additionally, it is noted the application site has at some point had its windows changed to an alternative glazing pattern from the rest of the street.

The type of window is specifically designed to appear as closely to timber frame windows as possible, maintaining the profile of timber sash windows, whilst also reinstating a glazing pattern that is common on the street.

Officers note that there are many instances of uPCV units in place at lower ground level, eg: No's 18, 20, 21, 29, 32 Milton Road etc. Given there are numerous examples in the use of uPVC at this level and taking account of the window replacement chosen here, it is deemed that the works here would not harm the character and appearance of the conservation area, leaving it preserved.

Rather as mentioned given the context, as described above, windows framed here in uPCV and the profile proposed would be practically indistinguishable from the original/replacement timber windows to a casual passer-by. As such, it is viewed there would be no harm to the character and appearance of the conservation area.

It is however highlighted that the granting of consent for these lower ground floor windows should not be taken as a precedent for the granting of consent in respect of upper floor windows, as each application have to be determined on their own merits.

Conclusion

On balance taking account of the specific related part of the elevation in question and extent of changes at this level elsewhere within the street, there are specific circumstances to allow for an appropriate 'heritage' uPVC frame in place of timber, with the conservation area left unharmed, preserved.

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

4. CIL APPLICABLE

N/A

5. RECOMMENDATION

GRANT PERMISSION

Subject to the following 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.