

Application Number:	HGY/2023/1418
Application Type:	Full planning permission
Address:	8 Avenue Road, Hornsey, London, N6 5DW
Proposal:	Replacement of existing timber windows with double glazed heritage uPVC.
Case Officer:	Cameron Sturges
Valid Date:	19/06/2023
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Applicant:	Anna Goodman
Agent:	

RECOMMENDATION

Refuse

1. SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The application site comprises a two-storey plus basement and accommodation in the roof space, semi-detached building divided into flats and located on the northern side of Avenue Road. The property is not listed however is located within the Crouch End Conservation Area. The surrounding area is predominantly residential in nature.

Description of Development

2.2 The proposal seeks to replace any or all existing white painted timber windows with double glazed heritage uPVC to the front elevation.

Relevant Planning and Enforcement History

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

HGY/2023/1419 - Non-Material Amendment for use of UPVC windows relating to application
HGY/2018/2152 – Approve - 01/08/2023

HGY/2018/2152 - Renewal of application HGY/2015/0046 which has recently expired plus amendment to include conversion of two windows in Flat 1 to a larger single window.
HGY/2015/0046 was for erection of single storey garden room and replacement of the single glazing to communal and Flat 1 windows with double glazing – Approved 6/9/2018.

HGY/2015/0046 - Erection of single storey garden room and replacement of the single glazing to communal and Flat 1 windows with double glazing – Approved 05/03/2015

HGY/2014/3454 - Extension of covered terrace to the external wall and addition of two additional rooflights - Approved 03/02/2015

HGY/2014/2772 - Replace single glazed windows with double glazed windows and create a covered terrace to the existing rear dormer, with alterations to fenestration - Approved 24/11/2014

HGY/2012/1214 - Conversion of front garden to parking space including creation of crossover and refuse area – Refused 07/08/2012

HGY/2000/0400 - Provision of lightwell at front elevation with new sash window, enlargement of existing window opening at rear and provision of French Door with new raised timber garden terrace – Approved 09/08/2000

3. CONSULTATION RESPONSE

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

LBH Conservation officer – No comments received.

The applicant lodged an application for an NMA (HGY/2023/1419) which relates to 2no. 1st floor windows. The conservation comments for this application are highlighted below:

- Previous consent HGY/2018/2152 allowed for double glazed timber framed windows to be installed throughout.
- The proposed uPVC windows are not supported in principle within this heritage setting as their design and materiality are uncharacteristic of the original design of the host buildings and would detract from its architectural interest and historic character.
- Historic England provides ample guidance in relation to the inappropriateness of UPVC windows for historic buildings and in heritage setting and state the following:
 - *“although PVCu (unplasticised polyvinyl chloride) rigid plastic replacement windows are popular, their visual character and operational differences make them unsuitable for older buildings, particularly those that are listed or in conservation areas. Because the components used to manufacture PVCu windows are weaker than their timber counterparts, they tend to be much thicker. This, along with different detailing and opening arrangements, can have a significant impact on the appearance and character of older buildings.*
 - *For example, in traditional windows the glazing bars (usually wooden or metal) are rigid and separate the panes of glass, whereas in PVCu windows they are often only strips of plastic inserted within the glass sandwich of a double-glazed unit.*
 - *The service life of PVCu windows is relatively short (less than 25 years) compared to well-maintained traditional windows (many of which survive for over 100 years). PVCu windows are not maintenance-free, as is commonly believed, and can be difficult to repair. This means they are usually replaced at the end of their service life. Although it is possible to recycle PVCu, this is still not done widely. Therefore, the carbon cost of a PVCu replacement window will be higher than an appropriately upgraded traditional window.”*

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press & site notice displayed in the vicinity of the site and 74 letters. No representations were 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 applicant has described that the proposal is to replace any or all existing white painted timber windows with double glazed heritage uPVC to the front of the property. The applicant has not specified which exact windows are to be replaced, rather indicating 'any or all' within the front elevation. Furthermore, insufficient detail has been provided to demonstrate that the proposed replacements would match the design and appearance of the property's original windows.

5.6 The use of timber for the windows in this conservation area is important in terms of its texture and fine detailing and reflected in many properties on Avenue Road. However, uPVC as a material does not have the same depth, warmth or texture of timber. As they will be highly visible from the street, they would result in material harm against the local character and visual amenity of the area. Overall, these windows represent a poor-quality design which fail to convincingly reflect the traditional timber sliding sash important to the character of the property and the street.

5.7 The replacement of the windows from timber to uPVC will fail to preserve or enhance the character and appearance of the conservation area and it cannot be supported from a conservation or policy perspective.

5.8 It is acknowledged, that there are examples of properties that have installed uPVC windows in the area however, these have largely become lawful or immune from enforcement action through the passage of time. The houses in the area should retain the original style and original material of timber as these features remain an important part of their special character.

5.9 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. Furthermore, the proposed development is not in accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development does not accord with the relevant policies of the London Plan 2021 and the NPPF.

Conclusion

5.10 The replacement windows do not reflect the form, material or appearance of the existing windows and do not accord with the design and conservation aims.

5.11 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

REFUSE PERMISSION for the following reason(s):

Refusal Reasons:

The replacement windows will not reflect the form, material or appearance of the original windows and would have an incongruous appearance harmful to the character and appearance of the Crouch End conservation area. As such the proposal does not accord with the design and conservation aims of policies HC1 and D6 of The London Plan (2021), policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017) and policies SP11 and SP12 of the Haringey Local Plan Strategic Policies (2017).