

Officer Report

Application Number:	HGY/2023/0600
Application Type:	Householder planning permission
Address:	Highgate Lodge, 9 Waverley Road, Hornsey, London, N8 9QS
Proposal:	Replacement of existing single glazed timber sash windows with new double glazed heritage ultimate rose 3 upvc windows.
Case Officer:	Matthew Gunning
Valid Date:	01/03/2023
Applicant:	Theodosiou
Agent:	Theo Theodosiou

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

One representation was received in response to notification and publicity of the application. The following issues were raised in the response received:

- Support in principle the upgrading of the single glazed sash timber sash windows to double glazing,
- Object to the full replacement of the windows without demonstrating that the existing windows and frames are beyond repair and refurbishment given that the property is in a Conservation Area and the applicant wishes to change the material from timber to uPVC.

2. REASONS FOR GRANTING PERMISSION

The main, original building is two and a half storeys high, constructed of brick, that has been painted, and has a slate roof. The main facade of the original building is decorated with a dentilled cornice and quoined window surrounds while an ornate porch draws attention to the main entrance. The main facade incorporates a slightly projecting bay with a steep gable and a canted bay window on the ground floor. To the side of the building are non-original additions.

In this instance the repair and maintenance of the original windows would be preferable, however it is important to bear in mind that the conservation area here is not covered by an article 4 direction and that typically replacement windows on a “like-for-like” basis do not require planning permission.

The agent has explained that the windows are beyond repair and are damaged, as a result of structural movement of the building due to subsidence. As such the applicants seek to upgrade the windows to be more sustainable and energy efficient. 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 'Roseview Windows' double-glazed windows to front, rear and side elevation to this building. It is considered that in certain situations an appropriate 'heritage' uPVC frame, such as the Ultimate Rose window frame, can be installed without any material detriment to the historic fabric of a building or the character or appearance of the conservation area. The property here is located on a street characterised by many building types and window types. Equally the fenestration in relation to this building on site is varied, given the different extensions to the building and the alterations carried out over the years.

The 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 building, including means of opening, meeting rails and horns etc. In such circumstances, the proposed windows would be practically indistinguishable from the original/replacement timber windows to a casual passer-by.

As such, there would be no, or at most little, harm to the character of the application premises and the Conservation Area, specifically given the context of this street, as referred to above.

In this case, the proposed installation of 'heritage' uPVC sliding sash frames is considered to preserve the character or appearance of the Conservation Area, despite an inauthentic material being introduced. As explained above uPVC window frames can be supported here in this case and permitting the proposal would not conflict with Local Planning Authority's general duty to pay special attention to the desirability of preserving or enhancing the character or appearance of Crouch End Conservation Area. The proposed development accords with the design and conservation aims of policy 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 2017.

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 The external face of the frame to all window elements shall be set in reveals to match those of the existing windows on the principal elevation of the building.

Reason: In the interests of the protection of the character of the host property (as a heritage asset) and to preserve the character and appearance of the Conservation Area.

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.