



Officer Report

Application Number:	HGY/2023/0973
Application Type:	Householder planning permission
Address:	Flat 4, Wren View, Hornsey Lane, Hornsey, London, N6 5LH
Proposal:	Replacement of windows to front facing lounge and bedroom (Flat 4).
Case Officer:	Mercy Oruwari
Valid Date:	05/04/2023
Applicant:	Miss roy darby
Agent:	roy Darby

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

1.1 Three representations were received in response to notification and publicity of the application.

The Highgate CAAC had concerns:

- As other flats are considering to also replace windows maybe an application for the entire building should be submitted for consistency.
- Support the replacement of windows for energy efficiency.
- It is acceptable that they will not be an exact like for like.
- Plans do not show what new windows would look like and how they would open.
- No detail regarding the energy performance.
- Timber would be preferable rather than faced with aluminium.

Neighbours support including co-chair of Wren View Management Company:

- Windows are dilapidated.
- They do not meet energy efficiency or safety standards.
- Proposed windows are in keeping with the design of the building and similar to others used in the block.
- Others intend to use the same design.

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site relates to the front first floor flat within a six-storey building erected in 1968. The site is not located within the Highgate conservation area but does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision although it relates to the building rather than solely on flat 4:

- HGY/2013/2439 – (Flat 8) Installation of timber windows with external aluminum cladding, double glazed single pane. Granted
- HGY/2013/1810 – (Flat 14) Replacement of 2 windows to rear with new timber sash, polyester powder-coated aluminum-covered windows, colour to match existing. Granted

2.3 Permission is sought for the replacement of the original existing single glazed timber windows for the bedroom and 2 in the living room. The new window would be timber framed with an external aluminum face for durability. The originals were installed when the building was first built in the 1960s by a French company which no longer exists. The arrangement is an unusual two-panel louvre opening French origin with a horizontal glass-on-glass junction at the meeting of the window panels. The operation of the existing windows is defective resulting in the inability to open and/or close them sufficiently. In addition, the timber frames are rotten and have defective corners that pose a danger from falling glass.

2.4 The dimensions of the new windows would be identical with the original, and the colour would be a close replica (RAL 8016 “mahogany brown”). This would maintain a close uniform visual appearance across the whole of the building. However, as the company no longer exists it’s not possible to have the exact same style of window, plus the poor opening/closing mechanism is not energy efficient. Unlike the original the replacements would consist of single pane, double glazed windows. The proposed would be identical to those previously installed for flats 8 & 14.at the rear (Rational Auraplast combination top hung casement windows with sliding / projection hinges) made in Scandinavia. These have very similar frame face proportions to the existing.

2.5 The windows on balance are considered appropriate in this location are in accordance with the policies.

2.6 The proposed development is in general 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 also accords with the relevant policies of the London Plan 2021 and the NPPF.

2.7 All other relevant policies and considerations, including equalities, have been taken into account. 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.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.