



Officer Report

Application Number:	HGY/2023/1421
Application Type:	Householder planning permission
Address:	Flat 1, 64 Muswell Road, Hornsey, London, N10 2BE
Proposal:	Like-for-like change of front fenestration to replace single glazed windows with double glazing. Change of rear sliding door and rear patio door. Insertion of new windows into pre-existing openings.
Case Officer:	Cameron Sturges
Valid Date:	29/05/2023
Applicant:	Ms Kathleen Beedles
Agent:	Ms Ana Alonso Truan

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

The subject site is an Edwardian era terraced dwellinghouse comprising flats. The site is located within the Muswell Hill Conservation Area but does not fall within the curtilage of a listed building.

Description of Development

The proposal seeks to change the front fenestration to replace single glazed windows with double glazing and change of rear sliding door and rear patio door as well as the insertion of new windows into pre-existing openings.

Relevant Planning and Enforcement History

Flat 2, 64 Muswell Road N10 2BE

HGY/2015/1927 - Erection of new single storey rear extension 4.0m from the existing rear line of the property, and replacement of existing timber frame, full height glass windows with folding powder coated metal sliding doors – APPROVED 18/09/2015

3. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

LBH Conservation officer – Objects to the application:

- The building has wide triple sashes to a full height projection, and segmental brick arches above the doors. The buildings within the terrace all appear to contain their original timber sash windows including No. 64.
- There is no heritage statement submitted with the application contrary to paragraph 194 of the NPPF and local plan policy DM9(b). There is no information provided on the age or significance of the windows proposing to be replaced and there is also no information provided on the condition of the existing windows. Additionally, there is no information provided on the proposed windows, which as proposing to replace single glazing with double glazing would not be like-for-like. On this basis there is insufficient information to assess the impact of the proposed works.
- The existing windows to the front elevation appear to be original and unless they are in an unrepairable condition then these should be retained. Original windows should be repaired and maintained as they are important features and essential to maintaining the uniformity of the building itself, and the terrace as whole which has a high degree of retention. Improvements for insulation (thermal and acoustic) can be made through the installation of appropriate secondary glazing.
- There are no details of the proposed windows, however double-glazed units often have thicker frames, and create double reflections. These changes would be more even more noticeable as part of this scheme because, as a flat, only part of the original building's windows would proposed to be altered, and there is an identical set of triple sash windows above which would be single glazed.
- To the rear, the existing single door and its age and any significance it might have is unclear as there is no heritage statement, the existing patio doors appear to be modern. There is no in principle objection to the replacement of modern doors with the proposed designs, given the variety in existing styles on the rear elevation, but this should be adequately evidenced.
- Overall, as there is no heritage statement, condition survey or details of the proposed windows there is insufficient information to assess the significance of the building, and the impact the proposed works would have, and should be considered in line with NPPF paragraph 194 and policy DM9. However, there would also be an in principle objection to the loss of original windows, particularly as these appear to be in good condition as it would erode the high quality detailing and uniformity in this part of the conservation Area and would be considered to cause less than substantial harm to the Conservation Area. As there is insufficient information to satisfactorily assess the impact of the proposed works, and an in principle objection to the loss of the original windows Conservation would not support this application.

Muswell Hill & Fortis Green Association – no comments received.

Officer comments: The above comments are considered and addressed within the assessment in section 5 of this report.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of press & site notice displayed in the vicinity of the site and 40 letters. No representations were received in response to notification and 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. 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.

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.

In respect of such works the comments of the Conservation Officer are noted and it is accepted that the repair and maintenance of the original windows would be preferable, however bearing in mind the area here is not covered by an Article 4 direction then typical replacement of windows on a "like-for-like" basis does not require planning permission. In this case consent is required as the property relates to a flat.

The proposal is for the replacement of the timber framed single-glazed windows for new timber framed double-glazed windows to the front and for the change of the rear sliding door and rear patio door with the insertion of new fenestration into the pre-existing openings.

The timber replacement windows will follow this same pane arrangement to respect the authentic look and quality of the original windows important to the character of the area. The windows will have a sliding sash design to reflect the design of the current windows. It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the property, however in views externally this change would be hardly if at all, detectable.

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 as a matter of fact and degree.

In relation to the alterations to the rear elevation, these relate to part of the elevation not openly visible, with visibility restricted by the presence of intervening fences etc. The loss of the original fenestration here is not significant, with there being a variety of extensions/ alterations carried out to the back of neighbouring properties at this level, many of which can be done under 'permitted development'.

The replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that 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.

Overall, the works here will not have any material effect on the external appearance of the property, as such leaving the character and appearance of the conservation area preserved.

The proposed development is in general accordance 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 and the NPPF.

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 and the NPPF.

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

N/A

7. 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: 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.