



Officer Report

Application Number:	HGY/2023/0995
Application Type:	Householder planning permission
Address:	4 Balliol Road, Tottenham, London, N17 7NY
Proposal:	Replacement of existing timber windows to front elevation of property with new UPVC windows and the replacement of the existing timber front door with a new UPVC front door.
Case Officer:	Zara Seelig
Valid Date:	07/07/2023
Applicant:	Miss Rachel Posner
Agent:	

RECOMMENDATION

Refuse

SUMMARY OF RECOMMENDATION

REFUSE PERMISSION

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Replacement windows and door to front elevation.

Site and Surroundings

The application site is a two storey mid terrace dwelling situated on the eastern side of Balliol Road. The site is located within Tower Gardens conservation area, it is not a listed building.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.

There is no planning history in relation to the site.

CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer: Consulted, response set out in the design section of the report.

External: None

LOCAL REPRESENTATIONS

The application has been publicised by way of 3 neighbour consultation letters and a site notice posted. 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:

Supporting: None

Objecting: None

The following local groups/societies made representations:

- None

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:

- None

The following issues raised are not material planning considerations:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance and impact on the character and appearance of the Conservation Area;
2. Impact on neighbouring amenity.

Design and Appearance and Impact on the Character and Appearance 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.

The Conservation Officer commented as follows:

4 Balliol Road lies within the Tower Gardens Conservation Area and is considered to positively contribute to its significance. Tower Gardens is widely recognised as an important pioneering housing estate and as one of the three seminal London County Council suburban cottage estates of the pre-First World War period. The various phases of the estate illustrate the increasing use of garden suburb planning principles within the street layout, moving from the simple terrace form to the creation of a more varied street scene.

The estate has a simple but coherent layout which demonstrates the architect's intention to achieve 'variety within unity' by treating each terrace differently. This has achieved a variation of design by the imaginative mix of Arts and Crafts and vernacular materials and detailing, including the prominent use of gables and tall chimney stacks. The buildings are of high quality design and the use of Arts-and-Crafts and vernacular details and materials is considered to be an essential characteristic of the Conservation Area which greatly contributes to its significance.

4 Balliol Road was built between 1909-1911 and the buildings along this road are plainer than some of the others within the area, however the original windows and doors, terracotta tiling detailing and recessed porches create an attractive appearance. 4 Balliol Road retains its original windows and doorway, along with No. 2.

Tower gardens has seen quite a lot of unauthorised window replacements with inappropriate materials and opening methods. There is currently a program of works to rectify this with appropriate timber windows which match the original. planning decisions on this estate have been consistent in requiring timber windows to the front elevation.

There is little information provided with the application. While the photos indicate which windows and door is proposed to be replaced there are no provided plans, elevations or detail sections and the sketches provided on the quote form, whilst indicating two with a sash opening method and one casement the information provided does not show what the design, arrangement or details for the arrangement of the windows would be. The door sketch is also not accurate, or shows the moulding etc.

There is no heritage statement, nor any information on the condition of the existing windows. The photos provided show indications of damp and some paint cracking, but it is unclear if this is surface damage to the paintwork which could be repaired.

However aside from this, in principle replacing the original timber windows with uPVC replacements is not acceptable as it would cause less than substantial harm to the significance of the Tower Gardens Conservation Area by eroding the high quality detailing and vernacular materials. Best conservation Practice is to retain and repair original windows. This is also included in the Conservation Area Management Plan (page 39 of the Tower Gardens Conservation Area Appraisal) which states:

Original windows and doors are important elements of the conservation area. Their inappropriate alteration or replacement can be very damaging to the special character and appearance of the building and wider area.

It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

Overall, as there is no heritage statement, condition survey or details of the proposed windows and door 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, and their replacement with uPVC as it would erode the high quality detailing and vernacular material 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.

The applicant has stated on the submitted application form that the replacement windows and doors although upvc would replicate the style appearance and method of opening of the originals. However, notwithstanding whether or not it is possible to accurately recreate the appearance of the original timber windows and doors in upvc, the submitted annotated sketches of the proposed replacements are not detailed enough to demonstrate that they do adequately replicate the appearance of the originals.

The proposal is out of character with the character of the conservation area and so the proposal would not be considered acceptable in terms of design.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposal would be replacing existing windows with windows of the same dimension and would cause no more of an impact than the existing situation. The proposal would therefore not adversely impact the amenities of these neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy.

Conclusion

The proposal is considered unacceptable due to its design and does not comply with relevant planning policies.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

REFUSE PERMISSION:

1. The proposed development would be out of keeping with the general pattern and character of the conservation area by reason of its Upvc material, contrary to policy SP11 and SP12 of the Haringey Local Plan 2017, policies DM1, DM9 & DM12 of The Development Management DPD 2017 and policy D6 and HC1 of the London Plan 2021.

Refusal Reasons:

The proposed development has not demonstrated that it would preserve the character and appearance of the conservation area, contrary to policy SP11 and SP12 of the Haringey Local Plan 2017, policies DM1, DM9 & DM12 of The Development Management DPD 2017 and policy D6 and HC1 of the London Plan 2021.