
47A HORNSEY LN GARDENS, LONDON N6 5NY

Planning and Heritage Statement

Project Ref.: FL12412

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1 INTRODUCTION

- 1.1.1. This statement has been prepared by Fuller Long Planning Consultants on behalf of Mr Cordenier, herein referred to as 'The Applicant', to accompany an application for planning permission for the replacement of windows to the front elevation at 47a Hornsey Lane Gardens.
- 1.1.2. It should be read in conjunction with other supporting information submitted with the application, comprising:
- Completed application form and certificate
 - Plans
 - Design and Access Statement

2 SITE AND SURROUNDINGS

- 2.1.1. The application site is a first floor flat, located on the northern side of Hornsey Lane Gardens Road in the urban areas of Haringey. The site would previously have formerly formed part of a four storey Georgian terraced townhouse, but has since been subdivided. The application relates to Flat 47A only.
- 2.1.2. The property is an attractive red brick building, under a terraced mansard roof, with decorative cornice.
- 2.1.3. The property is not listed, however it is located within the Haringey Highgate Conservation Area.

3 PLANNING HISTORY

3.1.1. There are no records of any relevant planning history.

- 4.1.1. The proposal seeks to replace two first floor single glazed timber framed windows on the front elevation with double glazed timber windows. The fenestration will match the existing being of the same colour frame and design, with symmetrical side hung casement opening windows.



5 PLANNING POLICY CONTEXT

- 5.1.1. The proposed development is considered in the context of national and local planning policy; this comprises the National Planning Policy Framework (NPPF) and Haringey Borough Council's Development Plan. The key Development Plan documents include the Local Plan: Strategy Policies 2013 (with alterations 2017); Development Management DPD (adopted 2017); Site Allocations DPD (adopted 2017) and The London Plan (2021). The pertinent policies from these documents are set out below.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2023

- 5.1.2. The latest version of the NPPF was adopted in 2023 and sets out planning policies across England and how these policies are to be applied by local planning authorities.
- 5.1.3. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development and at the heart of the framework is a presumption in favour of sustainable development. Paragraph 11 sets out that in terms of decision taking this means developments that accord with an up-to-date development plan should be approved without delay.
- 5.1.4. In determining applications, Paragraph 197 requires local planning authorities to take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.1.5. Section 16 relates to conserving and enhancing the historic environment as a key aspect of sustainable development.
- 5.1.6. Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that, when a local planning authority considers whether to grant planning permission for development that affects a listed building or its setting, it must have "special regard" to the desirability of preserving the building, its setting and any special architectural or historic features; and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 5.1.7. DPD Policy DM1 (*Delivering High Quality Design*) states that development proposals 'must achieve a high standard of design and contribute to the distinctive character'. Development proposals are expected to relate positively to their locality.
- 5.1.8. DPD Policy DM9 (*Management of the Historic Environment*) confirms 'Development that conserves and enhances the significance of a heritage asset and its setting will be supported'. The Policy continues 'Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive'.
- 5.1.9. DPD Policy DM12 (*Housing Design and Quality*) requires:
- "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”.

- 5.1.10. London Plan Policy HC1 requires that development proposals affecting heritage assets and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.
- 5.1.11. Consideration has also been had to the Highgate Conservation Area appraisal which notes that the properties along Hornsey Lane Gardens ‘make a positive contribution to the character of the conservation area and original details should be retained’.

6 PLANNING POLICY ASSESSMENT

- 6.1.1. The property is located within Haringey Highgate Conservation Area but is not statutorily or locally listed. In the Management Plan and Design Guide, the appraisal states that applications for work in the Conservation Area should be accompanied by clear indications of the materials and relevant architectural details to be used in producing the external finish. The proposals comprise the replacement of two single-glazed windows with slim-lined double-glazed windows of the same style, frame, colour and fenestration as the existing windows. This has been illustrated through the drawings above.
- 6.1.2. The Conservation Area Appraisal states that original windows should be retained and re-instated where lost. Street views of Hornsey Lane Gardens show that original windows of this type are common along this street, and these proposals seek to preserve the window style on this property whilst increasing the property's overall energy efficiency. The Conservation Area Appraisal states that UPVC windows are 'particularly unsuitable within conservation areas', but that 'high quality metal frame windows may be acceptable based on design details'. It is suggested that whilst timber is proposed instead of metal in this instance, this should still be considered acceptable as it consists of the replacement of window frames with the same material, built to the same design.
- 6.1.3. The Conservation Area appraisal states that double or secondary glazing can have an impact on the appearance of windows. However, Historic England published their "Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency" guidelines in 2018. It states that:
- 'Historic windows, whether original or later insertions, whose design follows historic patterns, usually make an important contribution to the significance of historic buildings. When they do, they should be retained and repaired where possible; If beyond repair they should be replaced with accurate copies ... There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing. Replacement windows whose design does not follow historic patterns are unlikely to contribute to significance, unless they relate to an important later phase*
- 6.1.4. It goes on to state that:
- 'Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the building ... Replacing such windows with new windows of a sympathetic historic pattern, whether single glazed or incorporating slim-profile double glazing, may cause no additional harm'.*
- 6.1.5. The proposals have taken notice of this guidance, and therefore slimline double glazing set within wooden frames of the same design and pattern to the existing windows is proposed. In this instance, the wooden frames are proposed for removal because they are damaged, therefore it is more difficult to retain them.
- 6.1.6. In light of the above we conclude the development accords 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.
- 6.1.7. It is also considered that the proposed development is in accordance with the relevant policies of the London Plan 2021 and the NPPF.

CONCLUSION

- 7.1.1. Given the minimal nature of the proposed works, it is not considered that there would be any detriment to the character and appearance of the host property and or surrounding conservation area. Furthermore, the scheme complies with Policies DM1, DM9, and DM12 of the Development Management DPD 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the provisions NPPF.
- 7.1.2. The proposals reflect design policies in the Conservation Area Management Plan, and in Historic England's own guidance for improving energy efficiency in buildings, which states that replacing windows with '*replacing such windows with new windows of a sympathetic historic pattern, whether single glazed or incorporating slim-profile double glazing, may cause no additional harm*' to the significance of a historic building, and it is considered that this is also applicable when discussing contribution of older windows to the Conservation Areas.
- 7.1.3. In light of the fact that the development complies with both local and national planning policy the applicant respectfully asks that planning permission be granted.

Thank you for viewing our Planning Statement

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact hello@fullerlong.com

