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N6 5SY

28th March 2026

Planning Service
London Borough of Haringey
5th Floor, Alexandra House
10 Station Road
Wood Green
London N22 7TY

Application for Approval of Details Reserved by Condition
Planning Reference: HGY/2025/2929
Site: 86 Southwood Lane, Hornsey, London, N6 5SY
Discharge of Conditions 3 and 4

Dear Sir/Madam,

I write to submit details for the discharge of Conditions 3 and 4 of planning permission HGY/2025/2929, granted on 27 January 2026 for a two-storey side extension; rear extension; alteration to boundary retaining wall; ASHP; solar panels; alterations to existing building facade and roof; alterations to windows and doors; and associated changes.

The details submitted in respect of each condition are set out separately below.

PART A - DISCHARGE OF CONDITION 3

Details of Windows and Doors to the Front Elevation

A1. The Condition

Condition 3 states:

"Notwithstanding the details otherwise hereby approved, no works for the removal or insertion of windows and doors to the front elevation of the building shall be carried out on the site until details of the proposed windows and doors on the front elevation including details of materials and finish and details at a scale of 1:10 or 1:20 have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those approved details."

Reason: To preserve the character and appearance of the Highgate Conservation Area in compliance with Policies DM1 and DM9 of the Development Management DPD 2017 and the provisions of the National Planning Policy Framework.

A2. Scope of Submission

During the determination of the application, the case officer confirmed in correspondence dated 20 January 2026 that the purpose of this condition is to secure *"the design/look of the frames and glazing bars"* and that the proposed recessed window installation *"is ok to remain."* This submission addresses those matters.

The following documents are submitted for approval under Condition 3:

- **SWL-ELE-11** - Front Elevation Windows (1 of 3): Details of windows W13 and W17, and associated door, at 1:20 elevation and 1:10 head, cill, and jamb sections
- **SWL-ELE-12** - Front Elevation Windows (2 of 3): Details of window W14 and door W02, at 1:20 elevation and 1:10 head, cill, and jamb sections
- **SWL-ELE-13** - Front Elevation Windows (3 of 3): Details of windows W01, W04, W05, and W06, at 1:20 elevation and 1:10 head, cill, and jamb sections
- **Condition 3 Supplementary Report** - Photographic record of existing window and door treatments across the Southwood House Estate, demonstrating the established variety of materials, profiles, and detailing.

A3. Summary of Proposed Details

The proposed window and door details for the front (west) elevation are as follows:

- **Windows W01, W04, W05, W06, W13:** White painted high-performance timber/aluminium composite triple-glazed windows (Nordan NTech system or equivalent certified high-performance system). Should an equivalent system be used, the external appearance, frame proportions, and white painted finish will remain as detailed on the submitted drawings.
- **Window W14:** White painted timber frame to match the existing garage door in material, finish, and visual character.
- **Door W17:** Blue painted high-performance timber/aluminium composite door (Nordan or equivalent) with white painted window (Nordan or equivalent) above and surrounding white frames.
- **Door W02:** White painted high-performance timber/aluminium composite glazed door; located behind a fence and not visible from the public realm.
- **Cills:** White painted metal projecting cills, similar to the existing cill appearance where applicable.
- **Heritage features retained:** Existing red muralite glass panes to be retained where possible or replaced with new panels made to match existing in appearance; existing blue and white painted timber panelling retained where possible or replaced with new panels to match existing in appearance; existing openable external cupboard door and handle retained where possible or replaced with new panels to match existing in appearance; door number sign to match existing in appearance.
- **Glazing bars:** No applied or integral glazing bars are proposed. This is consistent with the original 1958 design of the building, which did not incorporate glazing bars (refer to Appendix A of the Supplementary Report.)
- **Window recess:** The majority windows are installed with a recess of approximately 40mm, as accepted by the case officer and consistent with the existing window installation.

A4. Estate Context

The submitted Supplementary Report provides a photographic survey of window and door treatments across the Type A houses on the Southwood House Estate, covering properties on both Southwood Lane and Hillside Gardens. This demonstrates that the original 1958 window design is no longer prevalent across the Estate. The majority of Type A houses display a wide range of alterations including differing materials (uPVC, aluminium, aluminium-clad timber, and timber), profiles, depths, colours, and degrees of articulation. The proposed windows sit comfortably within this established variety, taking reference from the original 1958 design while using a readily available high-performance window system.

It is also noted that planning application HGY/2024/0189 at No. 112 Southwood Lane - a Type A house on the same estate was approved on 25 April 2024 with flush metal-framed windows. The case officer concluded that the proposed windows would have a neutral impact and would not harm the Conservation Area.

The original 1958 drawings and joinery details for the Type A houses (reproduced at Appendix A of the Supplementary Report) confirm that the estate was designed with simple, flush hardwood casement profiles without glazing bars, consistent with the modernist character of the development. The proposed details are faithful to this original design intent.

A5. Policy Compliance

The proposed window and door details preserve the character and appearance of the Highgate Conservation Area in accordance with the policies cited in the condition reason:

- The details respond to the architectural character and detailing of the original building, including the absence of glazing bars, the use of white painted frames, and the retention of distinctive heritage features such as the muralite glass panes and timber panelling (Policy DM9).
- The use of high-quality materials, including white painted timber/aluminium composite and where appropriate, white painted timber, represents a significant improvement over the existing uPVC windows and is complementary to the original material palette of the building (Policies DM9, DM1).
- The proposed details are sensitive to the established context of the Estate, where a wide variety of replacement window systems are already present (Policy DM1).

A6. Conclusion on Condition 3

The submitted details provide the materials, finish and scaled drawings required by Condition 3. The proposed windows and doors are of high design quality, sensitive to the character of the Highgate Conservation Area, and consistent with the established variety of window treatments across the Southwood House Estate.

PART B - DISCHARGE OF CONDITION 4

Specification of Brickwork to South Boundary Wall

B1. The Condition

Condition 4 states:

"Prior to the partial demolition of the brick south boundary wall, the specification of the proposed brickwork to be used in the replacement boundary wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details."

Reason: To preserve the character and appearance of the Highgate Conservation Area in compliance with Policies DM1 and DM9 of the Development Management DPD 2017 and the provisions of the National Planning Policy Framework.

B2. Scope of Submission

This submission provides the specification of brickwork for the replacement boundary wall as shown on approved drawings SWL-ELE-09 (P4), SWL-PLA-04 (P7), and SWL-SEC-11 (P7).

The following document is submitted for approval under Condition 4:

- **Condition 4 Report** - Detailed brickwork specification including analysis of the existing wall, replacement brick selection with photographic comparisons, brick tinting methodology, and mortar specification.

B3. Existing Wall Analysis

The existing north-facing boundary wall to be rebuilt was cleaned to remove extensive algae growth and enable an accurate assessment of the underlying brickwork colour and texture. Efflorescence to the lower areas of the wall was evident and was temporarily removed by wetting a small section prior to brick matching. Efflorescence is a moisture-related surface defect caused by salt migration through the brickwork and is not a characteristic of the original parent material. In accordance with Historic England's *Principles of Repair for Historic Buildings*, the proposed brick specification is matched to the true underlying colour and character of the existing bricks rather than to the effects of deterioration. The report sets out the rationale for this approach in detail.

This analysis, documented in full in the report, identified three predominant brick types:

1. A heavily weathered yellow stock, forming the majority of the wall, predominantly in the mid and upper courses.
2. A yellow stock brick, more frequent at the base courses.
3. An occasional red brick, infrequent in number, randomly distributed throughout.

The existing mortar is in poor condition, with evidence of an inappropriate repointing carried out in connection with the 2014 consent (HGY/2014/3447). Analysis of better-preserved sections of the adjacent perpendicular wall indicates the original pointing technique was flush.

B4. Brickwork Specification

Primary material — Reclaimed bricks

It is the applicant's intention to reclaim as many existing bricks as possible from the careful hand demolition of the wall, in accordance with Condition 5. Reclaimed bricks in sound condition will be used as the primary material in the rebuilt wall.

Supplementary brick — Michelmersh Danehill Yellow

Where reclaimed bricks are insufficient in number or too damaged for reuse, the proposed replacement brick is the **Michelmersh Danehill Yellow**. This brick was selected following a systematic comparison of six candidate bricks against the cleaned existing wall, documented in full in the report. The Danehill Yellow provides the closest match to the existing brickwork in colour, texture, and character.

Brick tinting

Where necessary to match the variation in the existing wall, particularly the darker weathered appearance of the upper courses and the occasional red bricks, the Danehill Yellow bricks will be tinted in-situ using specialist brick tinting products. The tinting is permanent and weather resistant. This approach allows fine adjustment to account for specific nuances in combinations of reclaimed and new bricks. The report includes photographic evidence of tinting trials carried out against the existing wall.

Bond

The proposed brickwork will be laid in Flemish bond in accordance with Condition 5 and the approved section drawing SWL-SEC-11.

B5. Mortar Specification

The proposed mortar is a Natural Hydraulic Lime mortar (NHL 3.5), coloured to match Womersley's 'Ironstone Yorkshire' or equivalent. NHL lime mortar is appropriate for historic brickwork as it is softer than the brick, allows moisture movement, and avoids the damage that harder cement-based mortars can cause to older bricks.

The mortar colour was selected following comparison of a range of pre-mixed NHL 3.5 lime mortars against both the north-facing wall and the better-preserved perpendicular wall, as documented in the report. The Ironstone Yorkshire provides the most consistent match across both wall faces.

The mortar will be applied using a flush pointing technique, consistent with the age and character of the wall and evidenced in better-preserved sections of the adjacent boundary wall.

B6. On-Site Testing

The report includes photographic evidence of brick samples and tinting trials carried out on site against the cleaned existing boundary wall, as well as mortar comparisons against multiple wall sections. These on-site tests demonstrate that the proposed specification achieves an appropriate match to the existing locally listed wall in colour, texture, and character.

B7. Policy Compliance

The proposed brickwork specification preserves the character and appearance of the Highgate Conservation Area in accordance with the policies cited in the condition reason:

- The use of reclaimed historic bricks as the primary material, supplemented where necessary by carefully matched Michelmersh Danehill Yellow bricks with in-situ tinting, ensures the rebuilt wall section will be materially consistent with the existing locally listed boundary wall (Policy DM9).
- The use of an appropriate NHL 3.5 lime mortar with flush pointing is sensitive to the age and construction of the wall and consistent with the surviving original pointing technique (Policy DM9).
- The specification has been developed through careful analysis of the existing wall following cleaning, systematic comparison of candidate materials and on-site tinting trials, demonstrating a high standard of design quality and heritage sensitivity (Policies DM1, DM9, NPPF).

B8. Conclusion on Condition 4

The submitted brickwork specification directly satisfies the requirements of Condition 4. The proposed materials are historically appropriate, carefully matched to the existing locally listed wall and will preserve its character and contribution to the Highgate Conservation Area.

I am happy to provide any further information in respect of either condition should this be required.

Yours faithfully,



Andrew Ardill

BSc(Hons), BArch, RIBA, ARB, Chartered Architect

Enclosures:

Condition 3:

- Drawing SWL-ELE-11 - Front Elevation Windows (1 of 3)
- Drawing SWL-ELE-12 - Front Elevation Windows (2 of 3)
- Drawing SWL-ELE-13 - Front Elevation Windows (3 of 3)
- Condition 3 Supplementary Report - Estate Window Survey

Condition 4:

- Condition 4 Report - Brickwork Specification