



Officer Report

Application Number:	HGY/2026/0250
Application Type:	Full planning permission
Address:	Flat A, Copper Beech, 31 North Grove, Hornsey, London, N6 4SJ
Proposal:	Replacement of windows and door and installation of a new opening with door on the north side.
Case Officer:	Mark Chan
Valid Date:	16/02/2026
Applicant:	Mr Piers Smerin
Agent:	Piers Smerin

RECOMMENDATION

Approve with Conditions

1. Local representations

One objection from Highgate Conservation Area Advisory Committee (HCAAC) was received in response to notification and publicity of the application. The reasons for objection are summarised as follows:

- The new door disrupts the established architectural rhythm of Copper Beech and is inconsistent with the flats above and set an undesirable precedent.
- Insufficient details on replacement window.
- Replacement windows may not be like-for-like.
- 1:5 scaled window drawings should be provided.

2. Consultation

Internal

LBH Conservation Officer: There is not in principle objection to the replacement windows, as the Design and access statement says these are not original, however they would need to be like for like and consistent with those in the other flats. The details provided are standard details and do not include all the detailing which would be in the proposed window frame arrangement. Full details, including elevations, the mullion arrangement reveals etc should be provided, preferably with the existing details to demonstrate these.

3. Planning assessment

The application site is a ground floor flat (Flat A) of a four-storey, detached block of flats on the western side of North Grove. The block was purpose-built in the early 1960's as an apartment block and is arranged over several floors from ground to third floor level as seen from the street with an additional floor of accommodation beneath when seen from the rear. The site is located within the Highgate Conservation Area, but the building is not listed.

This application is being considered against Local Plan Policy SP11 'Design' and DPD Policy DM12 'Housing Design and Quality' which seeks to ensure that alterations to existing residential buildings to be of a high, site specific, and sensitive design quality, and to respect the period, architectural characteristics, detailing of original buildings. Equally DPD Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality, is a consideration.

This application is seeking consent for the replacement of windows and doors and installation of a new opening with door on the northern side. As explained by the applicant, the existing windows and doors are dark-brown aluminium framed sliding windows and white aluminium/uPVC framed hinged windows and replaced the original single glazed windows and doors in the early 1980's along with other flats in the block. Since the previous replacement of windows was carried out on a flat-by-flat basis, there was little consistency from in terms of the sliding windows and hinge windows that were installed at each flat. There is not an exact window or glazing frame type, size or profile to use as a benchmark to be assessed against the proposed replacement windows. Photographs have been submitted by the applicant to support this.

From the details submitted, the replacement windows and doors would be dark-brown aluminium framed clear glazed sliding windows and white aluminium framed translucent glazed hinged windows that largely match the existing fenestrations of the flat. The submitted drawings also shown that the proportions and direction and size of opening would match the existing design and the material and colour of the window and door frames would also be similar. The applicant has also stated that it is their intention for the new windows to closely resemble the existing and to be as like-for-like as possible but there may inevitably be some small dimensional or profile differences due to the new frames being thermally improved over the existing.

A new external door opening together with a new glazed door would be installed on the northern elevation. The door would allow direct access to the terrace from Bedroom 2. The design, size and material of the new door would match the existing glazed door on the opposite side of the terrace. Whilst the new door would be at the front of the property, it is positioned on the northern side elevation and set back from the front elevation. It is also noted that the upper floor flats have a similar side door that leads onto their balconies. As such, the new external door would is not considered to disrupt the established architectural rhythm of Copper Beech and is consistent with the flats above.

Whilst the replacement and installation of aluminium doors and windows are not normally supported on buildings within the Conservation Area, it is acceptable in this case as the existing windows and doors are not original and replacement would look very similar to the existing. A condition requiring the new windows and doors to match the existing windows of the property in terms of their overall arrangement, proportions, opening method, external appearance and colour has been included.

Furthermore, the new glazing in the new windows and doors would deliver benefits in terms of greater thermal efficiency and sound insulation, which are considerations that also need to be taken into account in considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, the proposed replacement of windows and doors and the installation of a new side door would not materially impact the external appearance of this locally listed property and the historic significance of the Conservation Area, nor do such works present any issues in terms of amenity for neighbouring occupiers. For the reasons outlined above, the works here are considered acceptable on this occasion and in accordance with relevant planning policies.

Overall, the proposal is acceptable in design and heritage terms, in accordance with Policy DH2 of the Highgate Neighbourhood Plan 2017, Policies DM1 and DM9 of the Development Management, Development Plan Document 2017, and Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017, as well as the relevant policies of the London Plan 2021 and the NPPF.

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

4. CIL applicable

N/A – Under 100sqm no new unit.

5. Recommendation

It is therefore recommended that this application be APPROVED 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 drawings and documents listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings & documents:

N6.5 Design and Access Statement.pdf

N6.5 PL001 Location Plan-Site Plan.pdf

N6.5 PL003 Ex Front Elevs 1-100.pdf

N6.5 Typical Window-Door Details.pdf

N6.5 PL007 Pr Side Elevs 1-100.pdf

N6.5 PL004 Ex Side Elevs 1-100.pdf

N6.5 PL005 Pr GF Plan 1-100.pdf

LocationPlan.pdf

N6.5 PL002 Ex GF Plan 1-100.pdf

N6.5 PL006 Pr Front Elevs 1-100.pdf

Window Specification Document by Smart Systems Limited

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The replacement windows hereby approved shall match the existing windows on the application property in terms of their overall arrangement, proportions, opening method, external appearance and colour. The profiles, frame depths and dimensions shall be the closest reasonably achievable match to the existing windows, having regard to the use of thermally broken frames. The existing reveals, surrounds and cills shall be retained, and any trickle vents required shall be concealed and not externally expressed. The windows shall be installed strictly in accordance with this requirement.

Reason: To preserve the character and appearance of Highgate Conservation Area, in accordance with Policy DH2 of the Highgate Neighbourhood Plan (2017), Policies DM1,

DM8 and DM9 of the Development Management DPD (2017) and the National Planning Policy Framework.

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: 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: 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.