



Officer Report

Application Number: HGY/2026/0541
Application Type: Householder planning permission
Address: 1 Highgate Heights, 77 Shepherds Hill, Hornsey, London, N6 5RF
Proposal: Replace existing metal windows and balcony doors with composite frames.
Case Officer: Nathan Keyte
Valid Date: 27/02/2026
Applicant: Miss Emily Davies
Agent:

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The site is a five storey building in use as flats.

The character of the area is residential and the site sits within the Crouch End Conservation Area. The building is not a listed building.

PROPOSED DEVELOPMENT

Replace existing metal windows and balcony doors with composite frames.

Site History

OLD/1985/1369

Address: Highgate Heights, Shepherds Hill, London, N6 5RF, London

Proposal: 27/12/84 Glazing in of roof terrace to flat 22.

Decision Date: 6 February 1985

Decision: Approve with Conditions

HGY/2013/0631

Address: Flat 23, Highgate Heights, 77, Shepherds Hill, London, N6 5RF

Proposal: Removal and replacement of conservatory at roof top level.

Decision Date: 3 June 2013

Decision: Approve with Conditions

CONSULTATION

Crouch End Neighbourhood Forum: No response.

Haringey Conservation Officer: No objections.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area
2. Impact on neighbouring amenity

Heritage, Design and Appearance Comments:

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.

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

77 Shepards Hill is located in the Crouch End Conservation Area. It is a modern block of flats which is considered to have a negative impact on the significance of the CA as it is a bulky building, with little architectural interest.

The existing windows have already been partially altered and in white frames, so their design is inconsistent and this development would not be noticeable additions. The proposal will retain the existing window pattern to the front of the site. The proposed alterations to the windows would not alter the buildings impact on the significance of the CA.

Considering the points above, and the local context of built form, the local character and visual amenity of the area will be protected and the proposal will not result in harm to the Conservation Area.

In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity Comments

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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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.

No impacts on neighbour amenity will result from the proposed development.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

BNG

N/A

CIL APPLICABLE

N/A

RECOMMENDATION

The application is recommended for approval subject to the following 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

LocationPlan; 25025-AFL-P-ZZ-03-201-T3; 25025-AFL-P-00-03-100-T3; 25025-AFL-P-ZZ-03-200-T2.

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: 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.

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.