



Officer Report

Application Number:	HGY/2026/0520
Application Type:	Full planning permission
Address:	Flat 40, Granville Court, Mount View Road, Hornsey, London, N4 4JL
Proposal:	Replacement of single-glazed steel window with double-glazed Heritage aluminium windows matching existing replacement of timber subframe like for like
Case Officer:	Josh Parker
Valid Date:	25/02/2026
Applicant:	Mr Naim Gov
Agent:	Mr Muriel Zaccuri

RECOMMENDATION

Approve with Conditions

1 Consultation

Local representations

No representations were received in response to consultation on the application.

2 Planning assessment

The application history in relation to this site is noted. The site is a flat (40) which is a part of a four-storey building which forms part of Granville Court. The site falls within the Stroud Green conservation area (CA). The site lies within the Stroud Green Conservation Area, a large and varied conservation area designated for its special architectural and historic interest. The area is characterised by an extensive and intact collection of late nineteenth-century residential development, representing Haringey's most diverse concentration of Victorian domestic architecture. Proposals within the conservation area are therefore required to preserve or enhance this established character and appearance

This application is being considered against 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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

This application seeks consent for the replacement of the existing single-glazed Crittall steel F-Series windows and timber window casings at Flat 40, Granville Court, which are in a deteriorating condition, with decay evident to both the metal frames and timber casements. The flat is located on the top floor, with all windows facing the internal courtyard and not visible from the public street.

The proposal is to install Benenden slimline profile “Conservation Range” windows, manufactured by The Heritage Window Company. This range is designed to replicate the appearance of traditional steel windows while providing an appropriate upgrade for period properties that meets modern energy-performance standards.

The windows would be finished in a white polyester powder coat to match the existing windows elsewhere in the building. Where applicable, dummy projection hinges would be incorporated to replicate the existing detailing and preserve the building’s appearance. New white-painted timber frames would be installed to replace the existing rotting elements.

From the submitted details, it is evident that the window proportions would largely match the existing, and where indicated, the method of opening would be consistent with other windows within the court. The proposed works are therefore considered sympathetic to the character and appearance of the building, as the overall proportions, opening methods, and visual detailing would closely replicate the existing arrangement.

The replacement windows would provide benefits in terms of improved thermal efficiency and enhanced acoustic performance, which are material considerations, particularly having regard to Haringey’s Climate Change Action Plan (HCCAP) and the Council’s objective to achieve net-zero carbon by 2041.

Overall, the introduction of aluminium-framed replacement windows together with new timber casings would not materially affect the external appearance of the building or the character of the conservation area, which would remain preserved. The proposals would also raise no issues in terms of neighbouring amenity.

For the reasons set out above, the proposed works are considered acceptable and in accordance with the relevant planning policies.

3. Recommendation

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

Approved drawings list: Location Plan, Block Plan, THWC / 03 / 04, 1409 - 010 - (DE), 1409 - 011 - (DE)

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

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.