

Regina Kertapati and Lucas Windhager
122 Hewitt Avenue
London, N22 6QE
E r.kertapati@gmail.com
M 07842782982

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Mr Mark Chan
Senior Planning Officer
Haringey Council

Dear Mark:

Thank you for your comments received via email 11/05/25 regarding the application HGY/2026/0482 - 122 Hewitt Avenue.

This letter aims to directly respond to each of the points you have raised, with the aim of providing sufficient clarification and assurance to enable you to grant consent for the proposals.

Firstly, we wish to state that our intention is to improve the thermal comfort, long-term performance and liveability of the home while fully respecting the unique character of the Noel Park Conservation Area and the guidance set out in the Conservation Area Management Plan.

Your comments sent 11/05/26:

No. 122 retains its original windows to the front; these appear to be in good condition and from the contents of design and access statement are not in a state of disrepair but could benefit from some maintenance. Best practice is to retain original windows, the existing are original with good quality and intricate detailing and are in good condition. The existing windows are distinctive original features which should be retained. The loss of original windows would be considered to cause less than substantial harm to the significance of the Noel Park Conservation Area by eroding the consistency of the streetscene and its important detailing and material quality. Additionally, due to their age, would be made of superior timber with higher resin content and would outlast any new timber framed windows which they could be replaced with, and this would represent a downgrading in the material quality of the building.

Our response to your comments:

The contribution of the existing original front windows to the character of the terrace and the Conservation Area is fully acknowledged. They are clearly an important part of the consistent streetscape and detailing that give Noel Park its significance. The application is not motivated by aesthetic change or convenience, but by a need to address energy performance, condensation and internal living conditions in a way that remains compatible with that significance. The applicant and window supplier North London Box Sash (see attached letter in the Appendices) confirm that any replacement will be on a like-for-like basis in terms of appearance, so as not to harm the significance of the conservation area.

The submitted Design Statement notes that, although the existing windows appear superficially sound, they are difficult to operate due to excessive over-painting. It also identifies recurring issues with thermal performance,

including condensation, draughts and cold surfaces, which affect the usability of the front and back rooms and contribute to mould growth around the internal reveals, posing a significant health hazard to its occupants, who are currently a family with a young child and newborn on the way (see *Additional Site Photos - Current Condition* in Appendices). While some of this could be mitigated through maintenance, the combination of single glazing and very limited thermal performance presents ongoing problems that repair and maintenance alone is unlikely to resolve.

Before deciding to replace the single glazed windows the occupants carefully explored repair options with local joiners, including stripping back paint, piecemeal replacement of decayed sections, filling gaps and renewing sash cords. The cost of this work was estimated at least 60% the price of full replacement with double-glazed units, yet it would still leave the fundamental thermal and condensation issues of single glazing unresolved, and therefore the associated mould and health risks. Please also find attached a written assessment by the window manufacturer which concludes that some parts of the windows are in very poor condition and that replacement rather than repair is the recommended course of action (see attached letter from North London Box Sash in the Appendices).

The high quality and longevity of the original joinery are fully recognised. The proposed replacement windows will be manufactured from 100% FSC certified redwood, carefully selected and engineered for strength, dimensional stability and resistance to decay. When combined with modern double glazing, factory applied coatings and proper maintenance, high grade redwood can offer a service life comparable to, and in practical terms more predictable than, the existing historic timber. In this context, the use of redwood is not a downgrading of material quality, but a durable solution intended to secure the long-term performance of the windows. Although the original timber has performed well over more than a century, its current condition, together with the demands of a modern home and contemporary expectations for thermal performance, means that a carefully specified redwood unit is now more likely to secure the windows' long-term future than further patch repairs.

Your comments sent 11/05/26:

It is still recommended to secondary glaze the windows. The design and access statement says that damp is an existing problem within the building, and there is a concern that the proposed works would worsen this issue. Increasing the airtightness in a traditionally built building (as the application site is) would exacerbate the damp problems within the building. Whilst installing airtight double glazing may make the building more thermally efficient it will also make the building more prone to damper internal conditions and worse the health of the building.

Our response to your comments:

The concerns about damp and airtightness in traditionally constructed buildings are fully understood and taken very seriously. The following statement is prepared by the applicant, who is both a qualified ARB registered senior architect and Certified Passivhaus Designer. These qualifications are mentioned simply to reassure you that the issues raised have been considered with appropriate professional care, with specialist experience in reducing heat loss and managing damp and humidity in buildings, and with a shared commitment to preserving the integrity and character of the Noel Park Conservation Area.

The following response sets out how these issues have been carefully considered and how the proposals respond to them:

Damp and mould As set out in the submitted Design Statement, we wish to clarify that the issues described – specifically mould – relate only to the single-glazed windows proposed for replacement. There are no other damp problems within the home. The mould arises because the single glazing creates very cold internal glass surfaces; when warm indoor air meets these surfaces, the dew point is reached and condensation forms on the

inner face of the glass and adjacent frames. This problem intensifies in winter as temperature differences increase due to colder outdoor temperatures and use of indoor heating. Despite the occupants' reasonable efforts to manage the moisture (using a dehumidifier and wiping away condensation build-up), persistent condensation has led to mould growth on the window frames, creating a significant health concern (see *Additional Site Photos - Current Condition* in Appendices). By contrast, double-glazed units introduce an insulating layer between two panes of glass, keeping the inner pane significantly warmer so that water vapour is far less likely to condense. This is proven by the other double-glazed windows previously installed to the rear of the same home where no condensation appears throughout the year. Replacing the existing single-glazed windows with well-detailed double-glazing will therefore directly address the condensation and mould problems described.

Airtightness As set out in the submitted Design Statement, the proposed double-glazed windows will incorporate integrated draught-proofing, significantly reducing the heat loss that currently occurs through the existing single-glazed windows, which have no seals. However, this will only marginally increase the overall airtightness of the building and will not, in itself, be sufficient to cause damp problems. The house still benefits from original features that allow it to “breathe”, including open air vents at external wall and sub-floor level, lime-plastered internal walls and brickwork bedded in lime mortar. To further mitigate any risk associated with increased airtightness, each new double-glazed window will be fitted with discreet heritage trickle vents, as described in the Design Statement, to allow controlled background ventilation. For reference, we enclose details illustrating how these trickle vents will be integrated into the frames (see drawing no. HEW-PL-DET-001 in the Appendices), carefully designed to be visually unobtrusive so that the character of the Conservation Area is not negatively impacted.

Secondary glazing has been considered as described in the submitted Design Statement. In this specific house type and layout, effective secondary glazing would:

- Require visually and physically intrusive internal frames, interfering with architraves and the ability to open primary sashes, and
- Create cavities prone to continued condensation, mould and maintenance issues between the original and secondary panes.

For a small, terraced dwelling with limited floor area, the cumulative impact on day-to-day use, cleaning, maintenance and fire egress is significant. In this context, well-detailed, like-for-like replacement in timber, with integral double glazing and controlled ventilation, is considered a more robust, long-term solution that balances conservation and habitability.

Your comments sent 11/05/26:

However aside from this, it is unclear from the submitted elevations drawing shows the proposed or existing elevations as the drawing states both. Furthermore, the details provided do not seem to accurately reflect the original windows. The box sash details provided do not appear match the dimensions and crucially the proportions of the original sashes on the front. These would not be a good match for the existing windows. Additionally, only one set of details have been provided. Details of each type of window which reflect their respective proportions and dimensions accurately be provided. Could you please clarify and provide the required drawings? As it stands, the proposed replacement windows would result in the loss of the original windows which would be considered to cause less than substantial harm to the significance of the Conservation Area by eroding the material quality of the building and its important original detailing.

Our response to your comments:

The confusion regarding the submitted elevations is acknowledged and has been corrected. A revised set of drawings is included in the Appendices to this letter to clearly differentiate between existing and proposed elevations (see drawing nos HEW-PL-ELEV-0001 to 004). Enclosed are also revised drawings of the proposed window detailing to match the configuration, proportion, thickness and profile of the existing windows (see drawings now HEW-PL-SCH-001 and HEW-PL-DET-001 to 003). We would also like to draw your attention again to the letter provided by the window supplier confirming their intention to manufacture and install windows that will match 'like for like' the existing. These revisions are intended to address your concern that the previous box sash details did not accurately reflect the original proportions or dimensions.

Additional note:

In addition to the points set out above, we would respectfully draw your attention to planning case HGY/2025/0586 – 30 Morley Avenue. This application, approved in May 2025, is closely comparable to our own: it involved the replacement of single-glazed timber sash windows to the front and rear with new double-glazed timber sash windows; the existing windows did not appear to be in visible disrepair; the property is also within the Noel Park Conservation Area; and the approved windows were manufactured, supplied and installed by the same specialist company we propose to commission, using an equivalent specification.

Conclusion:

With the above clarifications and improvements, the proposal seeks to avoid any perceptible erosion of the streetscape consistency or the character of the Noel Park Conservation Area. The front elevation will retain its original pattern, proportions and profiles, while the internal environment becomes healthier and more sustainable for its occupants. In this way, any remaining level of harm is at the very lowest end of "less than substantial" and is offset by public benefits in energy efficiency, reduced carbon emissions and improved internal health conditions, which the NPPF recognises as relevant when weighing heritage impacts.

If you wish to receive further information please do not hesitate to contact us.

Yours Sincerely,

Regina Kertapati and Lucas Windhager