

Officer Report

Application Number:	HGY/2026/1132
Application Type:	Full planning permission
Address:	Flat 4, 116 Crouch Hill, Hornsey, London, N8 9DY
Proposal:	The proposal seeks to replace the existing single-glazed timber sash windows with double-glazed timber sash windows.
Case Officer:	Ben Coffie
Valid Date:	22/04/2026
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Applicant:	Mrs Maria Gallo
Agent:	

RECOMMENDATION

Refuse

1. Site and Surroundings

The site forms part of a terrace (Nos. 108-116) which consists of three-storey yellow stock brick houses, each with a semi-basement and an attic floor with dormers in a slate roof. The site lies within the Crouch End Conservation Area and is considered to positively contribute towards its significance. The terrace appears to retain all of its original windows which have good quality, thinly detailed sash windows with thin central glazing bars.

2. Proposed development

This is an application for the replacement of existing single-glazed timber sash windows with double-glazed timber sash windows.

3. Relevant Planning and Enforcement history

HGY/1997/1229,
Address: Flat1, 116, Crouch Hill, London, N8, London
Proposal: Replacement of existing window with patio doors.,
Decision Date: 2 September 1997
Decision: Approve with Conditions

4. Consultation responses

Internal consultees

LBH Conservation Officer:

- Proposed windows details do not reflect the existing windows design.
- The proposed replacement of the windows and doors would result in the loss of important and original architectural features and would fail to preserve the special architectural and historic interest of the listed building.
- The existing windows should be repaired and refurbished
- The loss of these original features and the buildings historic fabric would be considered to cause less than substantial harm to the significance of the listed building and is not an acceptable alteration.
- No details of the existing windows have been provided.

5. Local representations

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 28 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and heritage

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 DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. 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 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.

The works here relate to the replacement of existing timber-frame windows on the front elevation of the building with new double-glazed units. The replacement windows will be finished in white to match the existing appearance however they will include trickle vents on both their internal and

external parts, thicker glazing bars and frames, and no horns which are elements of the existing windows.

The existing windows given their location on the front elevation are conspicuous. Moreover, the existing windows are historic, and they unify the terrace, therefore their replacement must be replicated as much as possible to preserve the architectural rhythm and appearance of the building. The proposed window replacement here is considered unacceptable, they will erode the consistency of the streetscene and its important detailing and material quality, more noticeable as it is one flat in a group, seen together in its immediate context with other windows.

Consequently, the proposed replacement window details would not match the existing windows, or the others in the terrace and would represent a downgrading of the quality of detailing and this would be considered to cause less than substantial harm to the significance of the Crouch End Conservation Area and would not be supported by conservation.

As such, the loss of original windows would be considered to cause less than substantial harm to the significance of the Crouch End Conservation Area. The proposal is considered to be unacceptable in terms of its impact on the conservation area.

Conclusion

The proposal would harm the character and appearance of the property, the significance of the listed building and would not preserve or enhance the St Anns Conservation Area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. Recommendation

REFUSE PERMISSION - Subject to the following reason(s)

Refusal Reasons:

The replacement windows to the rear elevation, by reason of their material, design, detail and style would not be in keeping with the original windows in the terrace and area and are not considered to be appropriate replacements for this conservation area. As such the proposal would be detrimental to the character and appearance of this property and the character and appearance of this part of the conservation area, and the visual amenity of the area, contrary to Local Plan 2017 Policy SP12 and Policy DM9 of the Development Management, Development Plan 2017, Policy HC1 of The London Plan 2021, and relevant policies of the NPPF.