



# Officer Report

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|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0341</b>                                                                                                                                                       |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                                                                                                                            |
| <b>Address:</b>            | Flat 4, 2 Bishopswood Road, Hornsey, London, N6 4PR                                                                                                                        |
| <b>Proposal:</b>           | Replacement of existing single-glazed sash and casement windows with like-for-like double-glazed timber windows, matching the existing design, proportions and appearance. |
| <b>Case Officer:</b>       | Ben Coffie                                                                                                                                                                 |
| <b>Valid Date:</b>         | 09/02/2026                                                                                                                                                                 |
| <b>Applicant:</b>          | Mr & Mrs Kaan & Aygul Mamikoglu & Zagidullina                                                                                                                              |
| <b>Agent:</b>              | Mr Alfred Radley                                                                                                                                                           |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. Site and Surroundings**

The application relates to Flat 4 within No 2 Bishopswood Road, a double-fronted Victorian residence, built in gaunt brick and set back from the road by its own drive and front garden with rear garden. Flat 4 is on the upper floors and has windows on the front, rear and side elevations. The site is situated off Hampstead Lane, opposite Highgate Junior School and is located within the Highgate Conservation Area.

#### **2. Proposed development**

This application seeks permission for the replacement of existing single-glazed sash and casement windows with like-for-like double-glazed timber units, matching the existing design, proportions and appearance. During the course of the application, updated drawings and technical information were submitted following discussions between the agent and the Council's Conservation Officer. These discussions focused on ensuring the proposed joinery details, meeting rail proportions, and the treatment of the arched central window accurately reflected the existing windows. The revised information now demonstrates a closer alignment with the original detailing.

#### **3. Relevant Planning and Enforcement history**

**HGY/2013/1157,**

**Address:** 2, Bishopswood Road, London, N6 4PR

**Proposal:** Repositioning of entrance door and changing of side door to window of ground floor flat with associated internal layout alterations.,

**Decision Date:** 29 July 2013

**Decision:** Approve with Conditions

**HGY/1997/0163,**

**Address:** 2B, Bishopswood Road, London, N6 4PR, London

**Proposal:** Alterations to elevations to entrance porch and erection of single storey rear extension.,

**Received Date:** 4 February 1997

**Valid Date:** 4 February 1997

**Decision Date:** 15 April 1997

**Decision:** Refuse

#### **4. Consultation responses**

##### Internal consultees

LBH Conservation Officer: Raises no objections following submission of further detail.

##### Local amenity groups

The following local groups/societies made representations:

Highgate Society:

- No internal glazing bars on the existing windows proposed for change.
- The existing vertical centre rail divided arched central window is not shown on the drawings proposed for change.
- The horizontal meeting rails on the proposed windows appear standard and proportionate. No visible change of is apparent on the drawings in the case of the replacement double glazed windows. However, it may be appropriate to request samples such as glazing bars where used and meeting rails.

Highgate CAAC: Raises objections detailed below:

- Improved energy performance would be welcome, but “like-for-like” double glazed copies vary a great deal, with some only following the original pattern very approximately or having very wide or artificial glazing bars which make the windows look glaringly different from their neighbours.
- Replacements should match the originals in terms of materials, design and detail.” on page 57 of the HNF Plan implies drawings of at least 1:5 scale are required.

#### **5. Local representations**

No representations received from neighbours, local groups, etc in response to notification and publicity of the application

#### **6. MATERIAL PLANNING CONSIDERATIONS**

##### Design and Heritage

London Plan Policy HC1, Local Plan Policy SP12, and DPD Policy DM9 require development affecting heritage assets to conserve their significance. Policies DM1 and DM12 require high-quality, contextually sensitive design. Policy DH2 of the Highgate Neighbourhood Plan requires proposals to preserve or enhance the character and appearance of Highgate’s conservation areas.

The property, recorded on the 1894 OS map as Sussex House, is a large detached Victorian house forming part of an early phase of development along Hampstead Lane. It is considered to make a positive contribution to the significance of the Highgate Conservation Area due to its intact form and architectural quality.

The proposal involves the replacement of existing timber sash and casement windows with new double-glazed timber units. During the assessment process, the Conservation Officer engaged with the agent to address concerns regarding the accuracy of the initial drawings, particularly the omission of the arched head detail and the need for clearer joinery profiles. The agent subsequently provided revised drawings and manufacturer details demonstrating that:

- the sash windows will retain a true sliding sash design;
- the casement windows will replicate the existing opening pattern;
- the arched central window will include the correct vertical centre rail;
- meeting rail and glazing bar proportions will match the originals;
- trickle vents will be concealed within the upper frame; and
- the frame depth increase resulting from double glazing will not materially alter the external appearance.

These revisions have satisfied the Conservation Officer that the replacement windows will preserve the character and appearance of the host building and the wider conservation area.

The works will also deliver improved thermal performance, energy efficiency and sound insulation, supporting the objectives of Haringey's Climate Change Action Plan and contributing to the borough's ambition to achieve net zero carbon emissions by 2041.

Subject to conditions securing the detailed design and materials, the proposal is considered acceptable in design and heritage terms.

The works would also deliver improved thermal performance, energy efficiency and sound insulation, supporting the objectives of Haringey's Climate Change Action Plan and contributing to the borough's ambition to achieve net-zero carbon emissions by 2041.

On this basis, and with appropriate conditions, the proposal is considered acceptable.

### **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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list:

PL01, PL02, PL03, PL04, PL05, PL06, PL07, PL08, PL09, PL010, PL011, PL012, PL013, PL014, PL015, PL016, PL017, PL018, PL019, PL020, PL021.

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

- 3 The joinery details used for the proposed replacement windows on the front / street-facing elevations shall match the existing windows in terms of their opening method, form and joinery details, including the moulding, profile and dimensions, and specifically the curved or arched window-head detail. The replacement windows shall be installed so as to maintain the existing reveals, surrounds and cills of the original windows. Any trickle vents required shall be fully concealed within the frame and not externally expressed. The works shall be carried out in accordance with the updated drawings and technical information submitted during the application process.

Reason: To preserve the character and appearance of the Highgate Conservation Area in accordance with Policies DM1, DM8 and DM9 of the Development Management DPD (2017), Policy SP12 of the Local Plan, Policy HC1 of the London Plan, and the National Planning Policy Framework.

**Informatives:**

INFORMATIVE: Front door

For the avoidance of doubt, this permission does not grant consent for the replacement of the front door as no such works were included within the description of development or shown on the approved plans.