



Officer Report

Application Number:	HGY/2026/0422
Application Type:	Full planning permission
Address:	13 Western Road, Hornsey, London, N2 9JB
Proposal:	Replacement of existing timber front elevation windows to double glazed timber vertical sliding sash windows, replacement of existing timber rear elevation windows (first and second floor only) to be replaced with new double glazed uPVC vertical sliding sash/casement windows and replacement of all side windows with UPVC vertical sliding sash windows.
Case Officer:	Ben Coffie
Valid Date:	16/02/2026
Applicant:	St Ermins Property Co. Ltd
Agent:	FBJ Surveyors Ltd

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The site forms part of a well-preserved group of late nineteenth-century, two-storey semi-detached houses constructed in yellow stock brick with red-brick lintels and saw-tooth detailing at roof level. The houses feature a single gabled dormer window within a half-hipped slate roof.

The front elevations incorporate ground-floor canted bay windows, with paired sash windows above at first-floor level set beneath shallow arched red-brick lintels with prominent keystones. The panelled and glazed front doors are positioned within similar lintels and framed by columns with decorative capitals. No. 13 Western Road retains the majority of its original windows, including all those on the front elevation.

The site is located within the Fortis Green Conservation Area and makes a positive contribution to its significance. The conservation area is significant for preserving evidence of both planned and unplanned Victorian development. It retains the contrasting character of a more densely developed frontage to the east, connecting with Muswell Hill, and the historically more open, lower-density character of the area to the west. To the east, rows of cottages, shop terraces, public houses and the former police station serve as reminders of the growing village community that existed during the late nineteenth century. Eastern Road and Western Road, meanwhile, illustrate the evolution of speculative residential development during the mid to late nineteenth century.

2. Proposed development

This application seeks planning permission for the replacement of the existing timber windows on the front elevation with double-glazed timber vertical sliding sash windows, the replacement of the existing timber windows on the rear elevation (at first- and second-floor levels only) with double-

glazed uPVC vertical sliding sash and casement windows, and the replacement of all side elevation windows with uPVC vertical sliding sash windows.

3. Relevant Planning and Enforcement history

HGY/2008/0265,

Address: 13 + 15, Western Road, London, N2 9JB, London

Proposal: Replacement of remaining wooden windows with UPVC windows to rear and side elevations.,

Decision Date: 26 March 2008

Decision: Refuse

HGY/1993/0954,

Address: 13, Western Road, London, N2 9JB, London

Proposal: Erection of ground floor rear extension to flat.,

Decision Date: 5 October 1993

Decision: Approve with Conditions

HGY/1990/1116,

Address: 13, Western Road, London, N2 9JB, London

Proposal: Established Use application for use as 3 un-self contained flats.,

Decision Date: 25 November 1990

Decision: Approve with Conditions

4. Consultation responses

Internal consultees

LBH Conservation Officer:

· The replacement at the rear with uVPC would also be considered a significant downgrading of the quality of the windows.

- The proposed replacement of the windows 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 application does not include any wording on replicating the details like-for-like.
- 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 proposed works comprise the replacement of the existing timber-framed windows on the front elevation with double-glazed timber vertical sliding sash windows, together with the replacement of the existing side and rear elevation windows with double-glazed uPVC vertical sliding sash and casement windows.

Whilst the front elevation has retained its original timber sash windows, the property otherwise contains a combination of original single-glazed timber windows and later replacement uPVC units. The surrounding area is predominantly residential in character and comprises Victorian and Edwardian properties with traditional architectural detailing.

Although the property is located within the Fortis Green Conservation Area, it is not subject to an Article 4 Direction and therefore retains its permitted development rights. In such circumstances, the key legal test is whether the replacement of windows would materially affect the external appearance of the building and therefore constitute development under Section 55 of the Town and Country Planning Act 1990. Section 55(2)(a)(ii) confirms that works which do not materially affect the external appearance of a building do not constitute development. Relevant case law has established that this assessment should be undertaken by considering the building as a whole and whether any visual change would be material.

The replacement of the front elevation windows with timber double-glazed sash windows would maintain the architectural character of the dwelling and preserve the traditional appearance of the principal elevation. The proposed timber windows replicate the existing arrangement, proportions and overall detailing and are therefore sympathetic to both the host property and the wider conservation area.

It is acknowledged that the Conservation Officer has raised concerns regarding the replacement of original windows and the absence of a condition survey. However, the replacement of windows to

the principal elevation with like-for-like timber units ensures that the character and appearance of the building, as experienced from the public realm, would be preserved.

The side elevation windows and upper-floor rear elevation windows are proposed to be replaced with white uPVC vertical sliding sash and casement windows incorporating run-through sash horns to match the existing appearance. These elevations are of limited public visibility and do not make a significant contribution to the character or appearance of the street scene. Consequently, the replacement of the existing windows in these locations would not result in a harmful visual impact on the host building or the wider conservation area.

Whilst uPVC is generally not the preferred material in historic buildings, in this instance the affected windows are located on secondary and rear elevations where they are not readily visible from the public realm. As such, their replacement would not erode the architectural cohesion of the terrace or harm the significance of the Fortis Green Conservation Area. On balance, the limited visual impact of the proposal weighs in favour of the development.

Although the introduction of double glazing may result in marginally deeper frame profiles, any differences would be negligible in public views and would not materially alter the appearance of the building. The proposal would therefore preserve the character and appearance of both the host property and the conservation area.

To ensure a high-quality finish, a condition will be imposed requiring the replacement windows to match the submitted drawings in terms of profile, proportions, detailing and finish.

Furthermore, the replacement windows would deliver improved thermal performance, energy efficiency and acoustic insulation. These enhancements support the objectives of the Council's Climate Change Action Plan and contribute towards wider sustainability goals, whilst being achieved without causing harm to the character and appearance of the conservation area.

Overall, the proposal would preserve the significance of the Fortis Green Conservation Area and would not result in harm to the character or appearance of the host property. As such, the development is considered to accord with Policies outlined above.

Conclusion

The proposal is considered acceptable in terms of its design, appearance and heritage impact. The replacement windows would preserve the character and appearance of the host property and the Fortis Green Conservation Area, whilst providing improved energy efficiency and thermal performance.

The proposal is therefore considered to comply with the relevant policies of the Development Plan. All other material planning considerations, including equalities duties, have been taken into account. Accordingly, planning permission should be granted, subject to the conditions set out in the recommendation.

7. Recommendation

It is recommended that planning permission be **APPROVED**, 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 listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list:

WR22196 -4 & Site Location Plan.

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. 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.

Reason: To preserve the character and appearance of the Fortis Green 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.