



Officer Report

Application Number:	HGY/2026/0798
Application Type:	Householder planning permission
Address:	Flat 2, Wren View, Hornsey Lane, Hornsey, London, N6 5LH
Proposal:	Replacement windows to the rear facing studio flat.
Case Officer:	Mercy Oruwari
Valid Date:	20/03/2026
Applicant:	Mr Simon Liu
Agent:	Roy Darby

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

Local representations

The number of representations received in response to notification and publicity of the application is as follows:

- No. of individual responses: 1
- Objecting: 0
- Supporting: 1

The following comments were received from the Highgate Conservation Area Advisory Committee in support of the application:

- Support the replacement of the existing windows with new energy-efficient windows, as they would be identical to those recently approved for other flats within the building.
- The proposal would ensure that Wren View continues to make a coherent contribution to the Highgate Conservation Area.
- A comprehensive scheme to replace all windows within the block with the same type and colour would be preferable to a piecemeal approach.
- All windows within the block should ultimately be replaced with the same style and colour to maintain consistency.

2. PLANNING ASSESSMENT

The application site comprises a ground floor studio flat located to the rear of a six-storey residential building constructed in 1968. The site is situated within the Highgate Conservation Area. Whilst it is not within the curtilage of a listed building, it adjoins the locally listed building at No. 77.

The relevant planning history includes:

- **HGY/2024/1249** – Replacement of windows to the front (lounge and bedroom) of Flat 1. Approved with Conditions.
- **HGY/2023/2848** – Replacement of front-facing windows serving Flats 7, 10 and 13, and kitchen and lounge windows serving Flat 12. Approved with Conditions.
- **HGY/2023/0973** – Replacement of front-facing lounge and bedroom windows to Flat 4. Approved with Conditions.
- **HGY/2023/0880** – Replacement of front and rear windows to Flat 3. Approved with Conditions.

- **HGY/2013/2439** – Flat 8. Installation of timber windows with external aluminium cladding and double glazing. Approved with Conditions.
- **HGY/2013/1810** – Flat 14. Replacement of two rear windows with new timber sash-style windows with polyester powder-coated aluminium cladding. Approved with Conditions.

This application has been assessed against Policies SP11 and SP12 of the Haringey Local Plan Strategic Policies (2017) and Policies DM1, DM9 and DM12 of the Development Management DPD (2017), which seek to ensure high quality design, the preservation of heritage assets and the use of materials that respect the character and appearance of the host building and surrounding area.

Policy DM9 requires proposals affecting designated or non-designated heritage assets to be assessed against the significance of those assets and the impact of development upon that significance.

In terms of residential amenity, London Plan Policy D6 and Policy DM1 seek to ensure that development does not adversely affect neighbouring occupiers through loss of daylight, sunlight, privacy or outlook.

Permission is sought for the replacement of the original single-glazed, brown-painted timber windows serving the ground floor rear studio flat. The application was initially submitted proposing timber-framed windows with an external aluminium face; however, during the course of the application the proposed material was amended to uPVC in a matching colour.

The existing windows have an unusual opening arrangement comprising top and bottom hung casements above a fixed lower pane. The windows are severely deteriorated and have reached the end of their serviceable life.

The original manufacturer is no longer in operation and it is therefore not possible to source exact replacements. As recognised in previous approvals within the block, a like-for-like replacement is not feasible and the original window design does not meet modern energy efficiency and performance standards.

Although the proposed replacement windows would retain the existing opening dimensions, the pane arrangement originally submitted differed from the existing design. Following amendments, the proposal now incorporates a fixed lower pane with revised frame proportions that more closely replicate the appearance of the existing windows.

The proposed colour would closely match the original brown finish and would be consistent with recently approved and installed replacement windows elsewhere within the building, including those finished in RAL 8019 (Grey Brown) and RAL 8016 (Mahogany Brown). This will help maintain a consistent appearance across the block.

Whilst the proposed material has changed from a timber/aluminium composite to uPVC, officers are satisfied that the proposed product successfully replicates the slim-profile appearance of the windows approved elsewhere within the building. The proposal would therefore appear visually similar to the previously approved replacement windows serving Flats 1, 3, 4, 8 and 14.

Given the amended design, matching colour and consistency with previously approved replacement window schemes within the building, together with the age and character of the host building, the proposed replacement windows are considered acceptable. The development would preserve the character and appearance of both the building and the Highgate Conservation Area, and no heritage harm would arise as a result of the proposal.

For the reasons outlined above, the proposal is considered in accordance with the policies outlined above.

All other relevant policies and material planning considerations, including equalities considerations, have been taken into account. Planning permission should therefore be granted.

3. RECOMMENDATION

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

Approved drawings list:

- 712 W 1A elevations
- 712 W 2A window details
- 701 SU 1 location plan
- 701 SU 2 block plan

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

- 3 Notwithstanding the plans hereby approved, the new uPVC windows shall match the existing and those newly installed within the building in terms of colour.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.