



Officer Report

Application Number: HGY/2026/0984
Application Type: Full planning permission
Address: Flat 20, Southwood Hall, Muswell Hill Road, Hornsey, London, N6 5UF
Proposal: Replacement of existing metal casement windows with new double-glazed steel casement windows to match the existing design, profiles and opening arrangements, set within existing openings.
Case Officer: Roland Sheldon
Valid Date: 10/06/2026
Applicant: Ms Alicia Peek
Agent:

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for the replacement of existing metal casement windows with new double-glazed steel casement windows to match the existing design, profiles and opening arrangements, set within existing openings.

2. Site and Surroundings

The application site contains an upper floor flat within Southwood Hall, a three-storey detached block of flats located on the eastern side of Muswell Hill Road, N6. The surrounding uses are largely residential. The site is located within Highgate Conservation Area. The site does not contain and is not within the setting of a listed building.

3. Relevant Planning and Enforcement history

Flat 17, Southwood Hall, Muswell Hill Road, Hornsey, London, N6 5UF

HGY/2023/2496: Replacement of life-expired Crittall metal casement windows and wooden balcony door, with new double-glazed Heritage Window Company metal casements and balcony door, set in existing wooden frames – Approved 14/11/2023

4. Local representations

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed outside the premises, and a notice placed in the local press. Comments were received from the following local groups/societies:

Highgate CAAC: Cannot located any existing drawings so cannot judge if replacement windows are acceptable or not.

The following comments were received from consultees:

LBH Heritage: Following removal of the trickle vents and amendments to the hinge design, the proposal is acceptable with regards to heritage considerations.

5. Material Planning Considerations

Design and heritage

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

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 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 Highgate Conservation Area Character Appraisal describes Southwood Hall as follows;

'On the north side, the large red brick buildings are part of the 1931 Southwood Hall development. The flats have been well maintained except for alterations to some of the original casement windows, which have regrettably been replaced with uPVC.'

Replacement windows

The proposal seeks to replace 8 sets of steel-framed windows with new steel-framed windows on a like-for-like basis, across the frontage and rear elevation of the flat. The proposed windows would be replicate the casement opening arrangement and design of the existing metal framed units. The replacement windows would satisfactorily replicate the

design and detailing of the original units and would preserve the character and appearance of the heritage asset. The proposal is therefore acceptable with regards to design and heritage considerations.

Conclusion

The proposed replacement windows are considered to be appropriately respectful of the character and appearance of the conservation area, and are therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in accordance with the policies outlined above.

6. CIL Applicable

N/A

7. 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.

13747-01 - 15 A: Elevations and sections, timber details
Location Plan
Manufacturer Specification Summary - Clement EB20 Steel Windows

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

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.