

Officer Report

Application Number:	HGY/2026/1589
Application Type:	Householder planning permission
Address:	13 Aylmer Road, Hornsey, London, N2 0BS
Proposal:	Retention of roof alterations to existing single storey rear extension pitched to flat roof and replacement of all windows to the side and rear elevations with white aluminum double glazed casement windows, with replacement double glazed timber casement windows on the front elevation.
Case Officer:	Ben Coffie
Valid Date:	16/06/2026
Applicant:	6
Agent:	Mr. Pranay Turlapati G Georgiev

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The application site comprises a detached, two-storey house located on the south side of Aylmer Road, N2. The surrounding uses are largely residential, characterised by substantial detached and semi-detached inter-war housing.

The site is located within the Highgate Conservation Area. The site does not contain and is not within the setting of a listed building.

2. Proposed development

This is an application for the retention of roof alterations to the existing single storey rear extension, changed from a pitched to a flat roof, and for the replacement of all windows to the property, set within the existing openings on a like-for-like basis.

During the course of the application, the windows to the front elevation are now proposed to be replaced with new grey, double-glazed timber windows, to match the material and profile of the existing windows. The remaining windows, to the rear and side elevations, are to be replaced with new white, double-glazed aluminium windows.

3. Relevant Planning and Enforcement history

HGY/2002/0669: Erection of a single storey conservatory extension and alterations to the existing roof structure to create a mansard-style roof with inset French doors and balconies to the rear, to create three additional bedrooms and two bathrooms – Refused 09/07/2002

HGY/1992/0779: Amendment to approved scheme HGY/41447 involving alteration to the rear elevation – Approved 02/02/1993

HGY/1990/0021: Erection of ground floor conservatory, first floor rear extension with new pitched roof over, and provision of new rooflights to facilitate provision of rooms in the roof – Approved 05/06/1990

4. Consultation responses

Internal consultees

LBH Conservation Officer: No response received

5. Local representations

The application has been publicised by way of 1 site notice displayed in the vicinity of the site, a notice placed in the local press, and consultation letters sent to neighbouring properties. 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

Local groups/societies

Highgate CAAC: Objects on the grounds that insufficient detail has been submitted to establish exactly what the replacement windows will be like. Notes that neighbouring properties along this side of Aylmer Road have replacement windows of variable quality, and that further detail and larger-scale drawings (of at least 1:5 scale, with reference to the Highgate Neighbourhood Plan, page 57) should be provided, with regard to the Highgate Conservation Area Appraisal and Management Plan (Chapters 11–12, paragraphs 12.3.15–12.3.17) and DPD Policies DM1, DM9 and DM12. Also notes that the existing window frames appear to be timber, albeit deteriorated, and that timber replacements would be preferable to UPVC.

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 and 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, 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. In relation to alterations to residential buildings, Policy DM9 requires proposals to be of a high, site specific and sensitive design quality, and to use high-quality matching or complementary materials, in order to be sensitive to context.

Highgate Neighbourhood Plan Policy DH2 states that development proposals, including alterations to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas. The Highgate Conservation Area Appraisal and Management Plan (paragraphs 12.3.15–12.3.17) requires replacement doors and windows to match the originals in materials, design and detail.

Roof alteration

The retention of the flat roof to the single storey rear extension, in place of the previously pitched roof, is not visible from Aylmer Road or any other public vantage point and is read only from within the site and from the immediate neighbouring gardens. The alteration does not significantly increase the bulk of the extension and does not increase the footprint or projection of the extension beyond what was previously built.

It is therefore considered that this element of the proposal would preserve the character and appearance of the Highgate Conservation Area and would not harm the amenity of neighbouring occupiers.

Replacement windows

The proposal seeks to replace the existing windows across the property, in place of the current mix of ageing UPVC and deteriorated timber-framed windows. Following amendment, the front elevation windows which are the most publicly visible and heritage-sensitive elevation are now proposed to have timber frames rather than aluminium, with the rear and side elevation windows replaced in aluminium framed units. No new openings are proposed on any elevation.

This amendment directly addresses the concern raised in the Highgate CAAC's objection regarding the choice of materials for the frontage windows. The CAAC's response specifically noted that the existing window frames appear to be timber and that timber replacements would be preferable to UPVC or other synthetic/metal substitutes on grounds of authenticity.

It is noted that several properties within the street have replaced the front windows from the original and in some cases they have differing colours such as brown and black. Whilst the replacement front windows would represent a departure from the original white colour, by reverting the front elevation to timber, matching the design and profile of the existing windows, the proposal now directly matches the original material, design and detail on the elevation of greatest heritage sensitivity, in accordance with the Highgate Neighbourhood Plan's requirement (page 57) that 'replacements should match the originals in terms of materials, design and detail', and with DPD Policies DM1, DM9 and DM12.

The retention of aluminium to the rear and side elevations, which are not visible from the public realm or from within the wider streetscene, is considered acceptable on balance; these elevations

are of lesser heritage sensitivity, and a well-specified aluminium system that offers durability and a slim, heritage-appropriate sightline appropriate to those less prominent elevations.

A restrictive condition shall be imposed on the development that requires the joinery details of the replacement frontage windows to units satisfactorily replicate the design and detailing of the existing frontage units.

Subject to fulfilling the requirements of this condition, the amended proposal would be considered to satisfactorily preserve the character and appearance of the conservation area.

Neighbouring amenity

London Plan Policy D6 requires that design must not be detrimental to the amenity of surrounding housing, including the provision of sufficient daylight and sunlight and the avoidance of unacceptable overshadowing. DPD Policy DM1 requires development to provide an appropriate degree of privacy to neighbouring properties and to avoid overlooking and loss of privacy.

No new openings are proposed as part of the window replacement, and the rear extension roof alteration does not increase its footprint, height or projection. The extension remains separated from the boundary with No. 11 Aylmer Road by approximately 1.5 metres and does not project beyond that property's rear elevation, and No. 15 Aylmer Road is sufficiently distant to be unaffected.

The proposal would not result in unacceptable loss of light, outlook or privacy to neighbouring occupiers, in accordance with London Plan Policy D6 and DPD Policy DM1.

Conclusion

The proposed replacement windows and roof alteration to the existing single storey rear extension 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.

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.

Prior to amendment ground/roof plan: 26/1027/PL-2

26/1027/PL-1: Location/block plan

26/1027/PL-3: As built ground/roof plan

26/1027/PL-5: Existing/as built side elevation 1

26/1027/PL-6: Existing/proposed side elevation

26/1027/PL-7: Existing/as built cross-section

26/1027/PL-4 A: Existing & as built/proposed front and rear elevations

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 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.