

COVER LETTER TO THE RE-SUBMISSION OF THE PLANNING APPLICATION

Case Reference HGY/2026/1132
Flat 4, 116 Crouch Hill
London N8 9DY

23 June 2026

Mr Ben Coffie
Case Planning Officer
Haringey Council

Dear Ben,

We have acknowledged your notes from your Office Report related to the planning application HGY/2026/1132.

This letter aims to directly respond to each of the points you have raised, with the aim of providing sufficient clarification and assurance to enable you to grant consent for the revised proposals.

- Your notes ***'Proposed windows details do not reflect the existing windows design'... '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'... 'the proposed replacement window details would not match the existing windows, or the others in the terrace and would represent a downgrading of the quality of detailing and this would be considered to cause less than substantial harm to the significance of the Crouch End Conservation Area and would not be supported by conservation'***

Our response to your notes.

Additional survey information has now been provided, including measured drawings of the existing windows, to assist the Council in comparing the existing and proposed arrangements. As such, we have carefully surveyed the existing windows and measured all the relevant dimensions so that you can re-assess the design. This has been corrected. A revised set of drawings is included in the revised application. The replacement sash windows match the existing appearance as closely as possible, within the technical constraints of double glazing, with regards

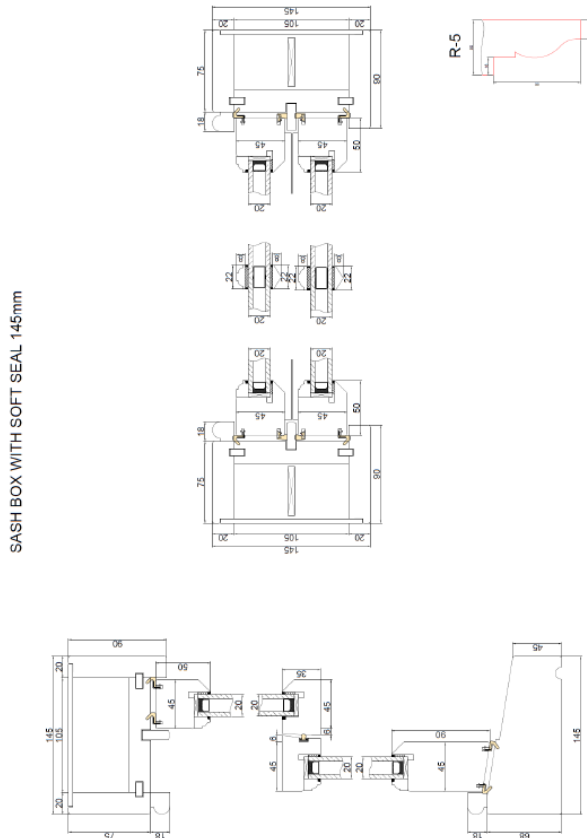
to configuration, proportion, thickness and profile of the existing windows. Compared to the previous planning submission we have also reduced the spacer in the cavity from 20mm to 12mm to closely match the original frames and proportions. We have also reviewed the size of the frames with the supplier and tried to closely match the existing conditions. The works will be provided by North Sash Windows who have supplied the same product for a number of window replacements at Haringey within conservation areas.

The applicant respectfully notes that Haringey Council has recently approved applications HGY/2025/0586 and HGY/2026/0482 within the Noel Park Conservation Area for the replacement of existing single-glazed sash windows with double-glazed timber sash windows. In both cases, the approved windows were supplied by North London Box Sash Windows (who will be the appointed contractor for replacing the sashes at Flat 4, 116 Crouch Hill) and utilised the same heritage double-glazed system proposed here. The applicant therefore considers that the revised proposal is consistent with recent decisions of the Council where heritage detailing has been satisfactorily preserved.

30 Morley Avenue, N22 6LY
Planning Reference: HGY/2025/0586

DESIGN STATEMENT FOR WINDOWS REPLACEMENT
ADDRESS: 30 Morley Avenue, N22 6LY

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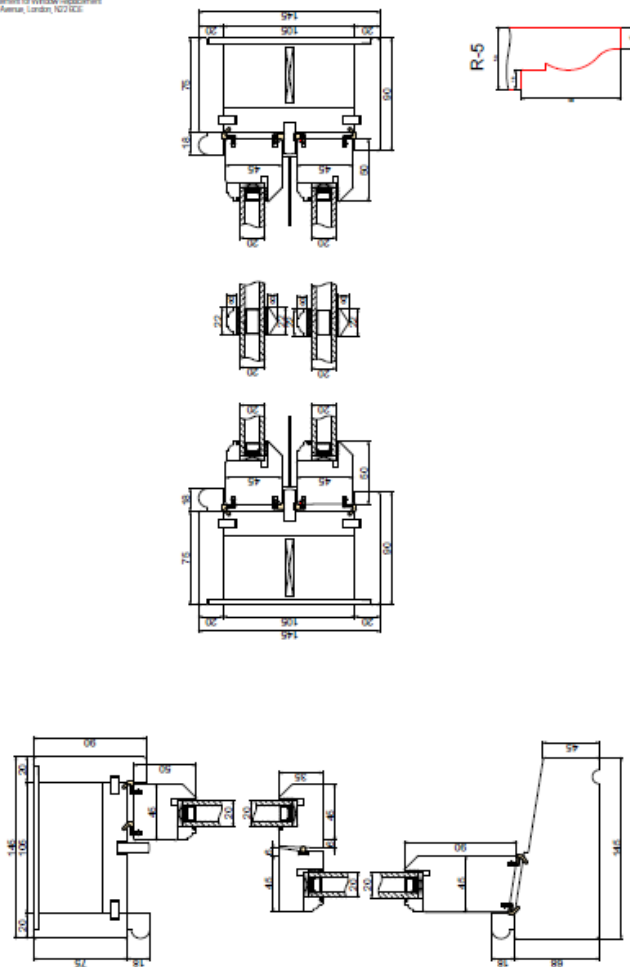
London Box Sash Windows, the same specialist company we propose to commission, using the exact specification, framing and glazing design proposed for Flat 4, 116 Crouch Hill.

This application, approved in May 2025, is closely comparable to our own, it sits in the Noel Park Conservation Area at Haringey. It involved the replacement of single-glazed timber sash windows to the front and rear with new double-glazed timber sash windows; the existing windows did not appear to be in visible disrepair; the property is also within the Noel Park Conservation Area at Haringey; and the approved windows were manufactured, supplied and installed by North

122 Hewitt Avenue, N22 6QE
Planning Reference: HGY/2026/0482

Design Statement for Window Replacement
 122 Hewitt Avenue, London, N22 6QE

SASH BOX WITH SOFT SEAL 145mm



This application has been approved in June 2026, it sits in the Noel Park Conservation Area at Haringey. The Sash windows are supplied by North London Box Sashes and use the same framing and glazing design as the one proposed for Flat 4, 116 Crouch Hill. As explained above, we have further slimlined the framing by reducing the spacer from 20mm to 12mm.

We also note that replacement double-glazed sash windows have been installed at 112 Crouch Hill, which forms part of the same terrace as 116 Crouch Hill. We reviewed the approved application HGY/2012/1016 and understand that consent was granted for replacement timber sash windows incorporating double glazing. No specific window detailing were provided in the consented application. This demonstrates that the principle of replacing existing single-glazed sash windows with double-glazed timber sash windows has previously been accepted within the terrace, subject to appropriate detailing.

We further note that replacement sash windows incorporating double glazing are present at 114 Crouch Hill, immediately adjacent to the application property. Whilst we have not identified any relevant planning

records for those works, their presence illustrates that double-glazed sash windows already form part of the immediate streetscape and can be accommodated without detracting from the overall character of the terrace when appropriately detailed.

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- Your note '***The existing windows should be repaired and refurbished***'.

Our response to your note.

The existing sash windows are difficult to operate due to excessive over-painting. There are recurring issues with thermal performance, including condensation, draughts and cold surfaces, which affect the usability of the rooms and contribute to mould growth around the internal reveals, resulting in recurring condensation and localised mould growth, which adversely affects the comfort and usability of the accommodation. While some of this could be mitigated through maintenance, the combination of single glazing and very limited thermal performance presents ongoing problems that repair and maintenance alone is unlikely to resolve. Before deciding to replace the single glazed windows the occupants carefully explored repair options with local joiners, including stripping back paint, piecemeal replacement of decayed sections, filling gaps and renewing sash cords.

Please also find attached the written assessment by the window manufacturer North London Box Sash Windows which conclude that some parts of the windows are in very poor condition and that replacement rather than repair is the recommended course of action.

Please also note that we have also considered the opportunity to use secondary glazing instead of replacing the sashes but it would imply the use of visually and physically intrusive internal frames, interfering with architraves and the ability to open primary sashes. They will also create cavities prone to continued condensation, mould and maintenance issues between the original and secondary panes. As such, secondary glazing has been discarded.

- Your note *'The 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...'*

Our response to your note.

The proposed replacement sash windows will be manufactured from 100% FSC certified redwood, carefully selected and engineered for strength, dimensional stability and resistance to decay. When combined with modern double glazing, factory applied coatings and proper maintenance, high grade redwood can offer a service life comparable to, and in practical terms more predictable than, the existing historic timber. In this context, the use of redwood is not a downgrading of material quality, but a durable solution intended to secure the long-term performance of the windows.

Your note **‘The replacement windows will be finished in white to match the existing appearance however they will include trickle vents on both their internal and external parts, thicker glazing bars and frames, and no horns which are elements of the existing windows. no horns which are elements of the existing windows’**

Our response to your note.

We have made it clearer in the revised set of drawings that horns will be included to match existing. Following from note, we have followed your advice and therefore removed the discreet flush-fitting heritage trickle vents even if they are required to obtain the FENSA Certificate.

Additional Considerations

The applicant notes that the Officer Report refers to the property as a "listed building" and also references the "St Ann's Conservation Area". It is assumed these references were inadvertent errors, as the property is not a listed building and is located within the Crouch End Conservation Area.

The applicant's intention in noting these points is simply to ensure that the revised application is assessed against the correct heritage designation and planning context.

CONCLUSION

We have revised the planning application by providing measured drawings of the existing sash windows, heritage style detailing, slimmer glazing, horns and comparable approved precedents to address your concerns.

With the above clarifications and improvements, the proposal seeks to avoid any perceptible erosion of the streetscape consistency or the character of the Crouch End Conservation Area. The front elevation will retain its original pattern, proportions and profiles, while the internal environment becomes healthier and more sustainable for its occupants. In this way, any remaining level of harm is at the very lowest end of “less than substantial” and is offset by public benefits in energy efficiency, reduced carbon emissions and improved internal health conditions.

If you wish to receive further information, please do not hesitate to contact us.

Yours sincerely,

Sergio De Gaetano Dott Ing, CEng, MICE, FSFE, MAE
Managing Principal
Thornton Tomasetti
2nd Floor 12-16 Clerkenwell Road, London EC1M 5PQ
Tel: +44(0)7769188442