



Officer Report

Application Number:	HGY/2026/1598
Application Type:	Full planning permission
Address:	Firemens Flats, Glebe Road, Hornsey, London, N8 7DD
Proposal:	Replacement of windows throughout all elevations of the property with double glazed timber windows to match the existing. Replace front entrance doors and roof repairs (revised)
Case Officer:	Josh Parker
Valid Date:	12/06/2026
Applicant:	Mr Cameron Howard
Agent:	Mr Cameron Howard

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDINGS

1-8 Fireman's Flats is a residential block comprising two stair cores and eight dwellings, of which five are leasehold and three are tenanted. The property is located on Glebe Road, N8 7DD.

The building is an attractive and distinctive Tudor-style development which retains a well-preserved principal elevation and a strong architectural character. The site is located immediately adjacent to the boundary of the Hornsey Conservation Area.

2. PROPOSED DEVELOPMENT

The proposal seeks planning permission for the replacement of windows throughout all elevations of the building with double-glazed timber sliding sash windows designed to match the existing appearance, proportions and fenestration pattern. The proposal also includes the replacement of the front entrance doors and the undertaking of necessary roof repairs.

3. RELEVANT PLANNING HISTORY

All relevant planning history has been taken into account in the assessment of the current application.

4. CONSULTATION RESPONSES

Internal Consultees

Conservation Officer – No comments received.

Neighbour Consultation

The application was publicised in accordance with statutory requirements and no representations were received from neighbouring occupiers.

5. MATERIAL PLANNING CONSIDERATIONS

The principal planning considerations are:

1. Design and heritage

Design and heritage

Policy SP11 of the Strategic Policies and Policy DM1 of the Development Management DPD seek to secure high-quality design that responds positively to local context, character and appearance. Policy DM1 requires development to relate positively to its surroundings in terms of scale, massing, form, architectural detailing and materials.

Policy DM12 (Housing Design and Quality) requires alterations to residential buildings to be of a high-quality, site-specific and sensitive design that respects and complements the form, setting, period, architectural characteristics and detailing of the original building. The policy further requires the use of high-quality matching or complementary materials.

Policy DM9 states that proposals affecting designated or non-designated heritage assets will be assessed having regard to the significance of the asset, its setting, and the effect of the proposal upon that significance. The policy also requires alterations to utilise materials that are appropriate and sensitive to their context.

Whilst the site does not lie within the Hornsey Conservation Area, it immediately adjoins its boundary. Accordingly, consideration must be given to the effect of the proposals on the character and appearance of the Conservation Area. Special attention has therefore been paid to the desirability of preserving or enhancing the character and appearance of the Hornsey Conservation Area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The building occupies a distinctive position within the streetscape. Whilst much of the surrounding area is characterised by late Victorian and Edwardian residential development, the Fireman's Flats building exhibits a distinctive Tudor-inspired architectural style that provides visual interest and contributes positively to the local townscape.

The building retains a number of architectural features that contribute to its character and significance, including its decorative proportions, stained-glass ground-floor windows, traditional entrance doors and well-preserved window hierarchy. Collectively, these features contribute to the building's visual quality and positive relationship with the adjacent Conservation Area.

The application seeks permission to replace the existing entrance doors and windows, which are reported to be in poor condition and in need of repair. The proposed replacement entrance doors would comprise timber composite units with double-glazed panels. The proposed doors would retain the proportions, detailing and overall appearance of the existing doors, with the principal change being the increased depth associated with the proposed double glazing. The resulting appearance would remain consistent with the established character of the building.

The proposal also seeks the replacement of all existing windows with double-glazed timber sash windows. The proposed units would replicate the proportions, opening style and overall appearance of the existing windows, including the coloured glazing features present at ground-floor level. Whilst the introduction of double glazing would result in a limited degree of change, the alterations would not materially alter the appearance of the building or its principal elevation.

The proposed replacement windows and doors would therefore preserve the character and appearance of the building and would continue to make a positive contribution to the appearance of the wider streetscape. A condition is recommended requiring the replacement windows on the principal elevation to match the approved design and detailing.

In addition, the proposed double glazing would provide improvements in thermal performance and energy efficiency, reducing heat loss and contributing towards wider sustainability objectives. These benefits are given weight in the assessment, particularly in the context of the Council's Climate Change Action Plan and its objective of achieving net-zero carbon emissions by 2041.

Overall, the proposed works would preserve the architectural character of the building and would not result in harm to the character or appearance of the adjacent Hornsey Conservation Area. The proposal is therefore considered to accord with the policies outlined above.

6. CONCLUSION

The proposed development is considered acceptable in design and heritage terms and would preserve the character and appearance of the building and the adjacent Hornsey Conservation Area. The development would not result in material harm to neighbouring residential amenity and all other material planning considerations, including equalities considerations, have been taken into account.

Planning permission should therefore be granted.

7. RECOMMENDATION

It is recommended that planning permission be **APPROVED** subject to 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:

Location Plan, 0010, 0005, 0006, 0007

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

- 3 Notwithstanding the approved drawings, the replacement windows on the front (street-facing) elevation hereby approved shall match the original windows in respect of their opening method, proportions, form and joinery detailing, including mouldings, glazing bar profiles, frame dimensions and the stained-glass details to the ground-floor windows. The replacement windows shall be installed within the existing openings and shall retain the existing reveals, surrounds and cills. Any trickle vents required shall be incorporated discreetly within the window frames and shall not be externally visible.

Reason: To preserve the architectural character and appearance of the building and to preserve the character and appearance of the Hornsey Conservation Area, in accordance with Policies DM1, DM9 and DM12 of the Haringey Development Management Development Plan Document (2017), Policy SP11 of the Haringey Local Plan Strategic Policies (2017), and the National Planning Policy Framework.

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.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.