



Officer Report

Application Number:	HGY/2026/1492
Application Type:	Householder planning permission
Address:	53 Talbot Road, Hornsey, London, N6 4QX
Proposal:	Replacement timber windows to front elevation at ground and first floor levels
Case Officer:	Adam Silverwood
Valid Date:	24/06/2026
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Applicant:	MR J HAVERGAL
Agent:	MR Cameron Walker

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This is an application for replacement timber windows to the front elevation.

2. Site and Surroundings

The application site is a two-storey redbrick building located on the eastern side of Talbot Road. The application site is located within the Highgate Conservation Area.

3. Relevant Planning and Enforcement History

There is no planning history relevant to the consideration of this application.

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed within the vicinity of the site and advertisement in a local paper.

One objection has been received from the Highgate Conservation Area Action Committee:

'Currently it is not clear that these windows and their surrounds do constitute adequate replacements. Far more detail is required'

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;
2. Impact on Neighbourhood Amenity

Design and Impact on the Character and Appearance of the Conservation Area

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'.

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, requiring development to preserve or enhance the area's character and appearance. 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.

Policy DM12 (Residential Extensions and Alterations) requires extensions to be subordinate to the host building, proportionate in scale, and designed so as not to harm the character and appearance of the host property, the surrounding area or the amenities of neighbouring occupiers.

The proposed replacement window would be on the front elevation on the first and ground floor. The windows would be constructed out of white timber frames with 24mm double glazing. The applicants have confirmed that the proposed windows would have a 1.1 cm wider frame than the existing windows.

Officers have considered the comments provided from the conservation officer and other consultees, and while it is appreciated that the proposed windows would have minorly wider frames than that of the existing windows it is considered that at 1.1 cm this is a minor amendment that would not be widely noticeable and not have a significant impact on the character of the host building nor would it impact significantly on the conservation area and the application is recommended for approval in this regard.

Impact on Neighbourhood Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposed development is not considered to be detrimental to the neighbouring amenity of adjoining occupiers and is therefore considered to be acceptable in this regard.

Conclusion

The proposed application for replacement timber windows located on the front elevation is considered to appropriately respectful the of the character and appearance of Highgate Conservation Area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF. All other relevant policies and considerations, including equalities, have been taken into account.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be **APPROVED** in accordance with the following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

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30494665 PROPOSED ELEVATIONS

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

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Informatives:**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: 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.