

# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/2496</b>                                                                                                                                                                                 |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                                                                                               |
| <b>Address:</b>            | Flat 17, Southwood Hall, Muswell Hill Road, Hornsey, London, N6 5UF                                                                                                                                  |
| <b>Proposal:</b>           | 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. |
| <b>Case Officer:</b>       | Mercy Oruwari                                                                                                                                                                                        |
| <b>Valid Date:</b>         | 19/09/2023                                                                                                                                                                                           |
| <b>Applicant:</b>          | 3                                                                                                                                                                                                    |
| <b>Agent:</b>              | Mr Olivier Usher                                                                                                                                                                                     |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. REPRESENTATIONS**

1.1 One representation from Highgate Society was received in response to notification and publicity of the application. The following issues were raised in the response received:

- In principle we would prefer the windows to be replaced by modern Crittall windows which are now produced to current standards.
- We note that many of the windows in these handsome blocks of flats, have been replaced haphazardly.
- This detracts from the buildings and the Conservation Area as a whole. We would ask the Conservation Officer to contact the management of Southwood Hall, with a view to establishing guidelines to give a coherent framework for replacing windows in the future.

#### **2. REASONS FOR GRANTING PERMISSION**

2.1 The application was built on the site of the former mansion Southwood Hall, which had been a private school for girls, prior to being demolished. These mansion blocks are well preserved and sit within well landscaped gardens and behind high old walls. These gardens are listed in the National Register of Parks and Gardens of Special Historic Interest. The application site falls within Highgate conservation area.

2.2 The planning history of the site has been taken into account when coming to this decision.

2.3 The supporting text for Policy DH2 (Development Proposals in Highgate's Conservation Areas) in the Highgate Neighbourhood Plan (HNP) 2017 equally recognises the importance of original windows and doors. The HNP says "Original windows and doors are integral to Highgate's special character and should be retained and repaired wherever possible. Replacements should match the originals in terms of materials, design and detail."

2.4 In this instance while the repair and maintenance of the original windows would be preferable, however it is also important to bear in mind that the estate here is not covered by an Article 4 direction and that typically replacement windows on a "like-for-like" basis do not require planning permission. The replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

2.5 The proposal is for the replacement of the Critall framed windows for new double-glazed Heritage Window Company metal casements to the front, side and rear elevations of the flat. In addition, the balcony door would also be replaced with the same material.

2.6 All the windows will follow the same pattern to the existing to respect the authentic look and quality of the original windows important to the character of the estate. The applied glazing bar will be of the same dimensions as the existing and will sit externally.

2.7 Equally the windows will have the same opening style as the existing. The door would have a slightly different pane pattern, however, this is on the side of the building and not visible from any public vantage points.

2.8 It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

2.9 In all significant respects the windows will match the existing windows. They will not have any material effect on the external appearance of the properties and the estate as a matter of fact and degree.

2.10 The works here would preserve the character and appearance of the conservation area. The proposed development accords with the design and conservation aims of policies of The London Plan (2021), policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017), policies SP11 and SP12 of the Haringey Local Plan Strategic Policies 2016 and policy DH2 of the Highgate Neighbourhood Plan 2017.

3.11 Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

### **Conditions:**

2 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.

- 3 Notwithstanding the plans hereby approved the replacement windows to the front, side and rear elevations hereby approved shall match the opening style and pattern of glazing bars of the existing windows and shall be painted white unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/estate consistent with the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 3 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.

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: 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.

**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.