

Officer Report

Application Number:	HGY/2023/2802
Application Type:	Householder planning permission
Address:	119 Hewitt Avenue, Wood Green, London, N22 6QE
Proposal:	Installation of 5no. replacement uPVC windows to front elevation.
Case Officer:	Cameron Sturges
Valid Date:	17/10/2023
Applicant:	3 MR SULTAN
Agent:	Mrs ANGELA SMITH

RECOMMENDATION

Refuse

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Refuse

1. SUMMARY OF RECOMMENDATION

REFUSE PLANNING PERMISSION

2. CONSULTATION RESPONSE

2.1 The following were consulted:

1) LBH Conservation:

The existing windows at No. 119 are poor quality uPVC replacements. Page 48 and 60 of the Conservation Area Appraisal and Management plan states that replacement uPVC windows are detrimental to the character and appearance of the Conservation Area, including those as existing at No. 119 as they do not reflect the original configuration, detailing and are a poor-quality material.

As the proposed works not only do not comply with the Conservation Area Appraisal Management Plan and would contradict the wider work in delivering more appropriate replacement windows in this area but would replace the windows with a poorer quality version of uPVC windows, conservation does not support this proposal.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of press & site notice displayed in the vicinity of the site and 5 letters. One objection was received upon publicity of the application, outlined below:

- If the owner of no 119 wishes to replace and upgrade their windows this opportunity should be taken to replace them with timber framed sash windows in accordance with the Noel Park Conservation Appraisal and Management Plan.

4. REASONS FOR REFUSING PERMISSION

4.1 The application site is a terraced property located on the north/northwestern side of Hewitt Avenue. The site is located within the Noel Park Conservation Area and is not located within the curtilage of a listed building. The site is also located within an area which has an Article 4 Direction for alterations to front facades in conservation areas.

4.2 This is an application for the replacement of uPVC windows to the front elevation.

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

4.4 The proposal seeks approval for the installation of uPVC windows to replace 5no. existing uPVC units to the front elevation of the host property. It is noted that Hewitt Avenue includes a number of terraced dwellings which include both original timber sash windows and uPVC additions. The existing uPVC windows at the host property have been in place for more than ten years and as such, are immune from enforcement. It is noted, however, when windows are removed that have become immune from enforcement action, their immunity will be lost.

4.5 The Noel Park Conservation Area Appraisal and Management plan states that any new window installation should replicate the original details. It is acknowledged here that the existing uPVC windows are not original and the proposed uPVC windows would not replicate an original finish, as seen in nearby properties in proximity to the host dwelling. The proposed uPVC windows would be an incongruous addition as the window frames are thicker and include externally expressed trickle vents (the existing do not feature these), and the detailing with two sets of externally open casements is further from the original window arrangement. The thicker frames are particularly evident on the thinner windows.

4.6 As the proposed windows would move further away from the original window details, and further exemplify many of the poor qualities which uPVC windows are associated with, it is considered that the proposed works would further aggravate the harm the existing uPVC windows cause, and this would result in a detrimental impact to the Noel Park Conservation Area. As such, the application is recommended for refusal.

4.7 The proposal has failed to demonstrate that it would not materially harm the character and appearance of the host dwelling and Noel Park Conservation Area. Furthermore, the proposed development is not in accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development does not accord with the relevant policies of the London Plan 2021 and the NPPF.

Conclusion

4.8 The replacement windows would further aggravate the harm the existing uPVC windows cause, and this would result in a detrimental impact to the Noel Park Conservation Area and host dwelling.

4.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

5. CIL APPLICABLE

5.1 N/A

6. RECOMMENDATION

REFUSE PERMISSION, for the following reason(s)

Refusal Reasons:

The replacement windows will not reflect the form, material or appearance of the original windows and would have an incongruous design harmful to the character and appearance of the Noel Park Conservation Area. As such the proposal does not accord with the design and conservation aims of policies HC1 and D6 of The London Plan (2021), policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017) and policies SP11 and SP12 of the Haringey Local Plan Strategic Policies (2017).