



Officer Report

Application Number:	HGY/2023/2849
Application Type:	Householder planning permission
Address:	199 Ferme Park Road, Hornsey, London, N8 9BS
Proposal:	Replacement of timber framed windows with white uPVC framed windows.
Case Officer:	Mercy Oruwari
Valid Date:	23/10/2023
Applicant:	Mr Leon Atkinson
Agent:	Hayley Grace

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of all existing timber single glazed windows with PVCu double glazed windows.

Site and Surroundings

The application site relates to a two-storey, mid terrace property located on the western side of Ferme Park Road near the junction with Fairfield Road. The property has previously been subdivided into self-contained flats. The site does not affect the setting of any listed building and does not lie conservation area. However, the Crouch End conservation area begins from Fairfield Road to the west, just beyond the rear of the application site.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows:

- HGY/2022/4572 – (Flat A) Replacement of all existing timber single glazed windows with timber double glazed sash to the front elevation and PVCu double glazed windows to the rear (including rear garden door(s)). Approved with conditions
- HGY/2022/0239 – (Flat A) Replacement of all existing timber single glazed windows with PVCu double glazed windows (including rear garden door(s)). Refused

CONSULTATION RESPONSE

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact on the character and appearance of the area; and
2. Impact on neighbouring amenity.

Impact on the character and appearance of the area

Policy DM12 'Housing Design and Quality' of the Haringey Development Management DPD (2017) is relevant. It 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 buildings, 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.

Policy DM1 of the DPD requires development proposals to relate positively to their locality. Policy SP11 of the Haringey Local Plan (2017) requires the highest standard of design that respects its local context and character and historic significance.

The application site is a three story mid-terrace property on Ferme Park Road, this road is considerably long and offers a mixture of frontages and styles of properties. In this particular location, no: 187 to 205 Ferme Park Road have retained the majority of the original features of the building which includes the original windows and doors. The proposal is seeking to replace all the timber framed windows with upvc at the front and rear. The proposal seeks to retain the original front door.

The site is not in a conservation area (CA). However, the three-storey terraced properties of broadly similar architectural design and features (including window material, proportions, design, and surrounds) as the application property, beyond its rear along Fairfield Road, are in the Crouch End CA. Their similarity provides a coherent character and appearance to this prominent near corner position and the built environment beyond when travelling along Fairfield Road.

Along Ferme Park Road the architectural context is more diverse, with terraced buildings with varied architectural detailing and some contemporary developments. There are some terraced buildings with replacement upvc and similar outward opening windows in the immediate vicinity of the site. As already mentioned, no's: 187 to 205 Ferme Park Road, have largely maintained their original features on the front elevation.

The proposal is similar to the previously refused application HGY/2022/0239 as it seeks to replace the existing single glazed timber framed windows with white double-glazed casement PVCu units to all elevations. As outline in the report for the refused application, the proposed windows would be of a noticeably different material than the timber characteristic of these property types, and of a noticeably different design with a different make up of glazing panels and method of opening (outward instead of sliding).

The later application for this property HGY/2022/4572 was approved as it sought to retain both the material, design, opening style and pane pattern. For this application like HGY/2022/0239 the proposed windows would have thicker frames, which are not as delicate as the current original timber counterparts. The loss of the coloured glass and small pane detailing will have a negative impact upon the contribution the fenestration makes to the character and appearance of the building. In addition, upvc is not a traditional material and is generally heavier, more even, smoother and glossier finish than traditional windows, giving the windows a modern and less refined appearance. The result is considered incongruous in this property, immediate neighbouring properties and surrounding area because it would fail to respect the architectural detailing of the original building.

When looking at Nos' 187 to 205 Ferme Park Road, the front elevations are largely preserved and the introduction of upvc windows would be disharmonious and not compliment the terrace as a whole, this would detract from the uniformity of the terrace and would introduce an element of "bad design" which in turn has the potential to weaken the character and appearance of the immediate area. This particular terrace contributes positively to the streetscene and this proposal would undermine this. No effort has been made to retain or replicate any of the original features of the existing timber frames or window design.

As stated previously whilst there are examples of inappropriate window alterations in the nearby area, planning policy requires proposals to make a positive contribution to a place, improving the character and quality of an area (DM1) and to be of sensitive design quality, and respect and/ or complement the setting, period and architectural characteristics of the building (DM12). For the reasons set out above, the proposal fails on both accounts, contrary to the above planning policy framework in this regard.

Impact on neighbouring 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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 proposal would replace windows of the same size and location/outlook and therefore would not result in a material change, or harm, to neighbouring residential amenity.

The additional floor would not have a significant impact on privacy of neighbouring properties. There would be no significant harm to the amenities of the adjacent occupiers, as the proposal extends upwards only and within the existing footprint of the host building.

Conclusion

The proposal would harm the character and appearance of the property, the terrace and surrounding area. It would not cause harm to neighbouring residential amenity.

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

CIL APPLICABLE

N/A.

RECOMMENDATION

REFUSE PERMISSION for the following reason(s)

Refusal Reasons:

The proposed windows, by reason of their design, material and finish, would fail to respect or complement the architectural characteristics and detailing of the original building and the surrounding context, and therefore represent poor quality design, contrary to Policy SP11 of the Haringey Local Plan (2017), and Policies DM1 and DM12 of the Haringey Development Management DPD (2017)