



Officer Report

Application Number:	HGY/2023/3027
Application Type:	Listed building consent (Alt/Ext)
Address:	Flat 4, The Gables, Fortis Green, Hornsey, London, N10 3EA
Proposal:	Listed building consent for replacement windows
Case Officer:	Laina Levassor
Valid Date:	09/11/2023
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Applicant:	Ms Mary Bratley
Agent:	

RECOMMENDATION

Approve with Conditions

SITE DESCRIPTION

This application relates to Flat 4, a first floor flat within The Gables, a Grade II Listed building within the Muswell Hill conservation Area.

The Gables is an Arts-and-Crafts inspired block of flats, built in 1907, by the architects Herbert and William Collins. It is three storeys high, constructed of red brick and has a symmetrical elevation, in three sections, the centre of each having a wide elliptical red brick arched recessed entrance. The red tiled roofs have half-hips and gable ends and there are tall plumb coloured brick chimney stacks with terracotta pots. The windows are a mixture of timber vertical sliding sashes with glazing bars and continuous casements with glazing bars and some leaded lights.

Views of the rear of the block are prominent from both Leaside Avenue and Fortismere Avenue.

The building is very well-preserved despite some small-scale alterations and inappropriate replacements, including the replacement of some windows and the use of concrete tiles on the rear roof slopes.

REPRESENTATIONS

No representations were received in response to notification and publicity of the application. No objections were made by the conservation team.

REASONS FOR GRANTING PERMISSION

The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest”.

The requirements of Local Plan policy SP12 'Conservation' and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

- Do not lead to substantial harm or total loss of their significance;
- Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
- Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
- Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.

This application proposes the replacement of 3 x rear elevation windows at first floor level, replicating original materials, glazing bars and opening methods to appear visually similar to the original and existing which are still visible throughout the building. Several examples of similar replacements can be seen throughout the rear elevation, including the unit directly below the application site. The information provided, including the photos and drawings illustrate the areas where defects have been identified. The accompanied statement briefly describes the works and the intention to keep the works to the minimum and use matching materials. The proposed works are considered necessary to secure the long-term future of the building and if they are designed and executed properly, they would preserve the character and appearance of the building.

A 2021 survey by R Glew Chartered Building Surveyor on behalf of the Gables Management Company noted that problems with weathering of the windows was more evident on the rear elevation of the building. This has been a particular problem with the rear bay window to Flat 4 which is particularly vulnerable due to its projection beyond the main rear elevation meaning it has been particularly vulnerable to the elements. A recent survey by Graham Sandford of GMS Joinery, 2023, submitted as part of this application recommends a full replacement of the now aged materials in the bay windows.

The proposed works are considered acceptable in principle, subject to a number of conditions related to detailed design. Subject to securing and agreeing the detail outlined above, as secured by way of a planning condition, it is considered that the proposed works can be approved and would preserve the building's significance, character and appearance, in line with the Council's statutory duty under Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

Conditions:

- 3 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 4 All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: In order to safeguard the spec

- 5 All new windows shall be timber, double hung, vertical sliding sashes.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan

- 6 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 DM1 of The Development Management DPD 2017.

- 7 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.

- 8 Notwithstanding the plans hereby approved, the new windows shall match the existing in terms of colour, design, number or panes, proportions and articulation of panes/glazing bars.

Reason: In order to ensure a satisfactory appearance for the proposed d

- 9 The external face of the frame to all window elements shall be set in reveals to match those of the existing windows on the principal elevation of the building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeg

Informatives:

The applicant should have on-board a conservation specialist and repair works should be carried out by a specialist heritage contractor. If any additional defects are identified during the works on site, the Council should be notified of the defects and how it is proposed to address them. The Local Planning Authority would review and advise if additional information is required.

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.

