



Officer Report

Application Number:	HGY/2023/2666
Application Type:	Householder planning permission
Address:	145 Muswell Avenue, Hornsey, London, N10 2EN
Proposal:	Replace six front upvc casement windows with double glazed half sash white woodgrain uPVC windows.
Case Officer:	Nathan Keyte
Valid Date:	26/10/2023
Applicant:	Miss Alex Kramer
Agent:	

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for replacement of six front upvc casement windows with double glazed half sash white woodgrain uPVC windows.

2. Site and Surroundings

The application property is a two storey terrace dwelling house. The property fronts Muswell Avenue to the west, set back from it behind a paved front garden. The site does lie in the Muswell Hill conservation area, however the site is not listed. Photos have been provided with the application showing the existing windows

3. Relevant Planning and Enforcement history

The following is the relevant recent planning history of the site:

HGY/2003/1829

Address: 145, Muswell Avenue, London, N10 2EN, London

Proposal: Certificate Of Lawfulness for the erection of a single storey rear extension.

Received Date: 10 October 2003

Valid Date: 10 October 2003

Decision Date: 27 November 2003

Decision: Permitted Development

HGY/2022/4495

Address: 145 Muswell Avenue, Hornsey, London, N10 2EN

Proposal: Proposed loft conversion with rear dormer extension and front rooflights and the erection of a single-storey rear and side infill extension, replacing the existing single storey rear extension.

Received Date: 21 December 2022

Valid Date: 21 December 2022

Decision Date: 15 February 2023
Decision: Approve with Conditions

2. Consultation

LBH Conservation Officer:

The existing windows at No. 145 are poor quality uVPC replacements and do not replicate the original opening arrangement or detailing, but are at least relatively thin framed uVPC windows, with the central 'meeting rail' and outer frames at least a similar thickness as the timber sash windows on the adjacent houses. The submitted details provided show frames which are of a similar scale to the existing, however the details provided do not show any trickle vents, which are mentioned in the same document. If minded to grant I would recommend that there is a condition that if the proposed windows contain trickle vents

3. Local representations

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 8 letters. No representations have been received.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.

Design and heritage

DPD Policy DM12 'Housing Design and Quality' 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 building, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

The works here relate to the replacement of existing uPVC casement windows at first and second storey windows with double glazed uPVC half sash windows with matt white woodgrain. No planning permission for the windows is noted, however a review of historic photos shows that the windows have been in casement uPVC since before 2015.

While the proposed windows will not provide detailing at ground floor level to match others within the street nor will be timber, the proposal will reintroduce sash openings, and is on balance considered to be an improvement from the current situation. However, a condition is proposed to ensure that the replacement windows will be conservation in style is secured.

It is however highlighted that the granting of consent for these replacement windows should not be taken as a precedent for the granting of consent where the original window detailing and timber frames/ openings have been retained in the street.

Conclusion

On balance taking account of the specific related part of the elevation in question and the existing situation of the site, there are specific circumstances to allow for an appropriate 'heritage' uPVC frame in place of timber, with the conservation area left unharmed, preserved.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

5. Recommendation

GRANT PERMISSION -Subject to conditions

Conditions:

- 1 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.

- 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.

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

- 3 Notwithstanding the approved plans and for the avoidance of any doubt, the replacement double glazed windows hereby approved shall be conservation style half sash windows with similar narrow frames to the existing windows and trickle vents, and shall be maintained as such thereafter.

Reason: In order to maintain the attractive, original design of windows in the Conservation Area in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).

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: 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.