



Officer Report

Application Number:	HGY/2023/2068
Application Type:	Householder planning permission
Address:	49 Etheldene Avenue, Hornsey, London, N10 3QE
Proposal:	English casement and spring assisted double sash windows made of redwood frames and double glazed. To replace original single glazed windows and in keeping with their style.
Case Officer:	Nathan Keyte
Valid Date:	21/09/2023
Applicant:	Mr. David Romain
Agent:	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

The application site is a two storey with loft space mid-terraced property located on Etheldene Avenue in use as a dwellinghouse and set back approximately 5.0m-6.0m from the front boundary. The site is situated within Rookfield Conservation Area and does not fall within the curtilage of a listed building.

The site is located within an Article 4 area, removing permitted development rights with regard to windows.

Description of Development

This is an application for the replacement of front and rear single-glazed timber windows with English casement and spring assisted double sash windows made of redwood frames in keeping with the original design. The roofline and concrete sill of Window 1 will not be changed, though the timber sill will be replaced on a like-for-like basis.

While all of the front elevation windows are proposed to be replaced, only the first floor windows are proposed to be replaced on the rear elevation.

A visit was undertaken to the site 11.01.2024, to view the property from the public sphere. Several properties are noted within the Article 4 area to have installed secondary glazing (no. 1 The Chine, no. 57 Etheldene Avenue), with more having installed shutters behind original windows.

Relevant Planning and Enforcement History

There is no relevant planning and enforcement history related to the subject site.

2. CONSULTATION RESPONSE

The below consultee(s) were invited to comment on the application:

- LBH Conservation officer.

o Notes that the article 4 direction has helped ensure the uniformity of the street has been maintained. An in-principle objection is made to the loss of the original windows. Raised concerns with regard to the submitted drawings and the designs not being like-for-like. Particular concern with proposed 'Window 3' to the front of the site is raised, as this window includes leadwork, and while retained in proposed drawings, can lead to an 'incongruous faux appearance as the lead is thinly applied to only one sheet of glass and is noticeable visually not framing any of the glass panes. Issues with window details put forward were also noted. Less than substantial harm is considered to be caused by the proposed development and the application is not supported. Secondary glazing to the front elevation is likely to be a more acceptable solution.

[Officer comment: the Applicant has since provided revised drawings which address the concerns regarding details of the proposed windows noted by the Conservation Officer, such as additional details of timber lines for external/ internal finishing to match the existing, and revised glazing bars from 30mm to 23mm. The in-principle objection is still noted regarding the change in windows, in particular with Window 3.]

- Chine & Cascade Avenue Residents Association – no response.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of press & site notice displayed in the vicinity of the site and letters sent to neighbouring properties. No responses were received upon publicity of the application.

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, appearance and character of the conservation area

Design, appearance and character of the conservation area

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Etheldene Avenue is located partly within the Article 4 Area. The subject site is located on the northern side of Etheldene Avenue, with the buildings opposite being outside of the Article 4 area. Consultation was undertaken in 2019 to withdraw and amend the Rookfield Article 4 area. However, the new Article 4 Direction was not confirmed to enable further consideration given to submissions received.

The current Article 4 Direction was provided in 1978, and removed a number of permitted development rights, including where relating to 'the enlargement, improvement or other alteration of a dwelling house' unless permission is granted on an application in that behalf. The Article 4 Direction therefore does not limit changes to windows being considered by the Local Authority, however requires any application to be considered on a case-by-case basis.

The proposal seeks to replace all front elevation single glazed timber windows with double glazed windows to match existing style, frame colour and fenestration. The proposal also seeks to replace the single storey rear elevation windows on a like for like basis, with the exception of these being double glazed.

The proposed change to the windows is cited to be to improve the thermal efficiency of the dwellinghouse. Secondary glazing was requested by officers to be considered, however the applicant has chosen not to proceed with this design.

Views of the windows of the front façade will be visible from the street. While the change to double glazed windows will result in a change to the façade, considering the reasoning for the change to improve the heat efficiency of the building, the design of the windows to be retained on a like for like basis, with window frames in colour to match the existing, the proposed modifications are considered to acceptably maintain the uniformity of the character of the area. In coming to this conclusion in addition to the above, consideration has been given to the reasoning for the change to the windows, the local environment, the relevant wording of the Article 4 Direction, and the location of the subject site within the Article 4 Direction area.

The change in windows to the rear façade will also maintain the design of the original, being wooden rather than plastic frames.

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.

In all significant respects the replacement windows will match the existing and will not have any material effect on the external appearance of the property, leaving the character and appearance of the conservation area preserved.

For the reasons outlined above, this particular proposed development will be in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and Policy SP11 of Haringey's Local Plan Strategic Policies 2017. The

proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The above is based upon site-specific considerations and does not form a precedent for any other applications within the Article 4 area, any of which will be assessed on a case-by-case basis.

Conclusion

The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding conservation area. Furthermore, the scheme complies with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and Policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

N/A

6. 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 windows hereby approved shall match those of the existing building in terms of colour, texture, appearance and architectural detailing 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.