



Officer Report

Application Number:	HGY/2023/2974
Application Type:	Householder planning permission
Address:	21 Parklands, Cholmeley Park, Hornsey, London, N6 5FE
Proposal:	Replacement of 40 x no existing painted timber frame DGU (double glazed) windows and 3x no doors with new timber framed TGU (triple glazed) windows and doors.
Case Officer:	Nathan Keyte
Valid Date:	03/11/2023
Applicant:	Lucy Williams
Agent:	Mr Jeremy Foster

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The building at 21 Parklands comprises a four storey detached building in use as a dwellinghouse. A conservatory with glass roof is located on the south west corner of the building. The conservatory is set below the adjoining ground level of the access road in Parklands Estate, with existing wall and vegetation prevalent. The site is within the Highgate Conservation Area but is not a listed building.

The houses along Cholmeley Park were originally built as part of the development of the road during the 1890-1920s and buildings generally consist of variations on either fall Queen Anne style, more prevalent in the 1880s and '90s, or Arts-and-Crafts/Domestic Revival styles which were widely deployed by suburban house builders by the Edwardian period.

The property at 21 Parklands is part of the Parklands development built in the 1990s. The development incorporated No. 47 (Copley Dene), the oldest surviving building in Cholmeley Park - a two-storey, symmetrical mid-19th century villa with canted bay windows, a stone Tuscan porch and balustraded parapet, set back behind a garden with mature trees.

A site visit was undertaken by officers at the time of the pre-application meeting. Photos have also been provided with the application, and aerial imagery has been utilised in the assessment of the application.

PROPOSED DEVELOPMENT

It is proposed to replacement of 40 x no existing painted timber frame DGU (double glazed) windows and 3x no doors with new timber framed TGU (triple glazed) windows and doors.

Since the time of submission, revised plans have been provided to address concerns raised with regard to the proposed window designs. This has included:

- Reverting the basement window on the front elevation to 3/3
- Amending to retain consistency in design between front elevation windows wf1a and wf1e
- Amending the window above the upper turret on the front elevation to be two panes, to provide consistency with the propose windows below in the turret.
- Providing greater consistency across proposed windows to the sides and rear elevations.

The existing windows are in green tone and this colouring will be retained.

The style of window openings has however been retained in the proposed drawings as casement. The agent has cited the reasoning being to support the level of heat retention within the building, to maximise U value / thermal efficiency, and while noting the various style of windows along Cholmeley Park.

SITE HISTORY

All existing planning applications have been considered for this application:

- HGY/2023/0768 - i) replace two existing 2 x flush velux rooflights like for like, colour match roof tiles ii) addition of 2 x flush velux rooflights, colour match roof tiles – approve with conditions
- HGY/2023/2973 - Replacement of existing metal framed conservatory roof glazing and timber framed conservatory windows and doors with PPC metal framed TGU (triple glazed) roof glazing, windows and doors. Granted 15.12.2023.

CONSULTATION

Highgate CAAC – Objects. The proposed changes to the windows will cause harm to the Highgate Conservation Area. Reasons include some being too plain, the change of glazing proportions for doorsets in the north elevation would lose character of the originals, the windows and dimensions are not like-for-like.

Highgate Neighbourhood Forum – No comment

Highgate Society – No comment

Haringey Conservation Officer – summarised below:

No in principle objection to replacing the windows, however concerns raised with regard to fenestration pattern and the opening arrangements proposed (i.e. top hung casements proposed, as opposed to sash windows). This would alter the joinery details of the windows and the loss of sash openings would be contrary to the original design of the building and would add inconsistency to the building as a whole, and with the other windows which are retained, downgrading its quality. Whilst the existing building is a modern development, mixing and matching a variety of styles and references without consideration to the existing building and its specific design is likely to lower the quality of the building by creating an inconsistent design. The Conservation Officer put forward a number of changes to the front, side and rear elevations that ought to be considered to mitigate harm and promote consistency.

The proposed scheme would be considered to cause less than substantial harm to the significance of the conservation area because it would result in a reduction in consistency and design and

material quality which defines 21 Parklands and its group within the Conservation Area which helps the development have a neutral impact on the significance of the Conservation Area.

[Officer comment: amended designs have since been provided that largely address the recommendations put forward by the Conservation Officer. This includes changing a number of window designs to better provide consistency across the elevations although window openings are retained as casements for the reasons outlined already in this report.]

LOCAL REPRESENTATIONS

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

Objections: 1

Support:0

Objection summary

- As noted above relating to the Highgate Conservation Area Advisory Committee.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

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

Heritage, Design and Appearance Comments:

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.

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. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

Paragraph 12.3.15 of the Highgate Conservation Area Appraisal and Management Plan provides a guide as to doors and windows. Original windows should be retained and reinstated where lost. New windows should reflect the character of the main dwelling, with glazing bars and detailing to match the existing building. Windows that are uPVC in particular are considered to be unacceptable. Double glazing and secondary glazing have a considerable impact on appearance and where possible single sash windows should be restored.

The subject building was constructed in the 1990s as part of the Parklands development. The existing windows are double glazed timber and it is proposed to replace many of these with timber triple glazing to improve heat efficiency. The existing green tone of the existing windows will also be retained. As noted by the Conservation Officer, there is no in-principle objection to the replacement of the windows. The replacement of the windows and the materiality proposed is considered acceptable.

With regard to the design of the windows, the comments of the Highgate CAAC and the Conservation Officer are noted. The agent has since provided amended drawings which include changes to windows proposed to better provide consistency across elevations, in particular those visible on the front elevation facing Cholmeley Park.

While it is noted that the design of the fenestration proposed will not replace the existing like-for-like, in particular regarding number of panes of glass on some elevations and opening styles being casements, the following site characteristics are taken into account:

- The building was constructed in the 1990s, and differs to the historic fenestration pattern of Cholmeley Park, and is noted as having a neutral impact on the significance of the Conservation Area. Existing windows are double glazed and timber.
- The opening style of windows along Cholmeley Park in the vicinity of the subject site is observed to largely be in casement style, rather than sash. The adjoining property at no. 46 Cholmeley Park is noted by the agent to be sash, however this is a relative new build.
- The prominence of the fenestration in relation to the Parkland's development is reduced due to its location and screening of vegetation. The south western turret will however be visible, and changes have been made to provide three panes within the turret windows.
- Extensive mature vegetation screens the majority of the southern south eastern elevations. While there will be some change during the winter months as a result of less foliage, the degree of vegetation and setback of the building from the public sphere is a matter that will mitigate the simplification of the design of windows of the turret of the front façade and southern façade.

The submitted window details notes that the proportions of frames, casements and panes are to closely match the existing sashes.

The purpose of the window replacement is also a matter for consideration, with some windows shown to be in poor condition, and where the changes are to support the aspirations of the applicant to provide improved heat efficiency, and more sustainable building.

Considering the points above and the design details provided, while noting that the proposed windows will not be replaced like-for-like, in particular regarding numbers of window panes and opening styles, any harm that may result on will be very low, and sufficiently mitigated so as to be acceptable in this case.

It is noted that the features of the case are very particular to the site, considering its existing design, location, site specific characteristics and relationship to the Conservation Area. The applicant had also attained pre-application advice prior to submitting the application.

Amenity Comments

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.

Considering the nature of the proposed development, being to replace existing windows and doors, there is considered to be no impact resulting from the development on neighbouring amenity.

CIL APPLICABLE

The increase in internal floor area does not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

CONCLUSION

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted subject to conditions for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

Conditions:

1

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.

2

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.

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.