



Officer Report

Application Number:	HGY/2023/2314
Application Type:	Householder planning permission
Address:	9 Spigurnell Road, Tottenham, London, N17 7PP
Proposal:	Loft conversion with the insertion of 2no. roof windows at the rear and insertion of a uPVC window to rear elevation.
Case Officer:	Daniel Boama
Valid Date:	28/08/2023
Applicant:	Ms Lauren Cross
Agent:	Mr RICARDO FARINHA

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a mid-terrace two storey dwellinghouse on the west side of Spigurnell Road. The site is in the Tower Gardens conservation area and is not within the curtilage of a listed building. The surrounding area is predominantly residential in character and is also in the Tower Gardens conservation area.

2. THE PROPOSAL

The proposed is for a loft conversion with the insertion of 2no. rooflights on the rear slope and the replacement of the timber-framed sash bedroom window with a like-for-like uPVC on the first floor rear elevation. One of the rooflights are proposed to be conservation style.

Revised drawings were received that added the replacement timber-frame window with a like-for-like uPVC window on the first floor rear elevation. The window would serve the existing bedroom window.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning history in relation to the site.

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer: *in principle we do not support the replacement of original timber framed windows with uPVC this is for several reasons, including but not limited to:*
 - *It represents a downgrading in the quality of materials and detailing,*
 - *the inability to maintain these products which have a limited life expectancy, and*

- *difficulty in exactly replicating the thinness of traditional joinery and the joinery details themselves, particularly for glazing bars which can have a significant impact on the visual appearance of the windows.*

Historic England has extensive guidance on this matter on their website.

While it is noted that the management plan for this Conservation Area discusses replacement uPVC windows this is only that they may be considered acceptable on rear facing elevations (paragraph 3.3.13). A replacement here is unlikely to be considered acceptable as the existing house as a whole retains its original timber windows, rather than poor quality previous replacements and uPVC on this building would be an obvious and incongruous replacement and would erode the retention of the conservation areas original features causing some less than substantial harm.

It is also noted that a replacement window should match the joinery details for the existing window, and the elevation provided in the email below does not match the existing as shown in the photos of the existing windows (there appear to be externally expressed trickle vents and the sections appear thicker than the existing, but this is hard to be certain on as the drawing is not to scale.

Additionally, there are no sections which show the glazing bars – there are 4 kinds, plant-on, integral, integrated and spacer bars. These need to match the existing, including their thin sections and joinery details. These are both aspects of replacement windows the management plan discusses in paragraph 3.3.13.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

- No.7 has asked for the party wall surveyor to be appointed to make sure a brick party wall for attics will be fairly built if the planning permission is granted. (Officer response: A Party Wall Agreement informative will be added to the Decision Notice if permission is granted)
- No.7 has asked that the applicant only conducts the project within their boundary line, and they shall not cross boundary lines and they shall not come to their attic. (Officer response: A Land Ownership informative will be added to the Decision Notice if permission is granted)
- The neighbour at No.7 says that there should be a suitable time schedule for them to complete a brick wall if they remove the plaster board to build a brick wall. Otherwise, they will have no privacy and it is unsafe for them during the applicants construction if there is no wall between the two attics, if a brick wall will takes a long time to build. (Officer response: A Hours of Construction informative will be added to the Decision Notice if permission is granted)
- The neighbour at No.7 has asked that the brick wall (if they will build) will be built within their own land. (Officer response: A Land Ownership informative will be added to the Decision Notice if permission is granted)

No of individual responses 1

Objecting 1

Support 0

Neither 0

5. PLANNING CONSIDERATIONS

Design & Heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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 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.

Paragraph 3.4.5. of the 'Tower Gardens Conservation Area Appraisal and Management Plan' document July 2019 states that roof lights should be conservation type and sit flush with the roof slopes not visible from the street and should be of a size that does not dominate the roof slope. There are examples of rear rooflights that can be seen between the houses of Kevelioc Road, so this would not be a reason for refusing the application. That having been said, the proposed rooflights, which would be conservation style in appearance, would not be visible from Kevelioc Road when viewed between nos.16 & 18 and no.2 Kevelioc Road & no.45 Tower Gardens Road and so it complies with paragraph 3.4.5., and therefore is considered to be acceptable.

Loft Rooflights

The proposed 2no. rooflights would be to the rear of the property. They would be conservation type and sit flush with the roof slope. Being at rear, they would not be visible from the street. There would be no alteration the roof size considering the application is for a loft conversion not the addition of a roof dormer.

The proposed 2no. rooflights would accommodate 1no. of bedroom and ensuite shower room within the subject building. It is observed that neighbouring properties, such as Nos.7 and 11 do not have similar roof extensions.

The bulk and scale would remain unchanged. The amount of glazing in the proposed rooflight is considered modest and appropriate. As such, the proposal is considered proportionate and sensitive to the design, character and appearance of this property.

Whilst it may not be possible to view the proposal from Nos.7 and 11 the view would be limited. Therefore, the local character and visual amenity of the Tower Garden conservation area would be protected.

The subject property is within the Tower Gardens Conservation Area and the Conservation Area Appraisal has identified that the subject property to be within terraces or groups of buildings which are significant due to their unbroken roofline and hold substantial heritage value.

As such, the proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. The proposal would be acceptable in heritage terms.

Replacement like-for-like uPVC window on first floor rear elevation

On 26th October 2023, the applicant asked for advice on revising the proposal by adding the replacement of the existing timber-framed sash window on the first floor rear elevation with a like-for-

like uPVC-framed sash window, with photos to support. The Conservation Officer was informed of this and so they provided their advice on 31st October 2023. Their comments are listed above in the consultation section of the report.

In response to the Conservation comments, the applicant provided a photo of the rear elevation of the properties on Kevelioc Road on 14th February 2024, which showed uPVC windows that do not match the detail and frame of the original timber-framed windows. The confirmed that they would only be replacing one window – the first floor rear elevation window that serves rear bedroom.

Following internal discussion, it was agreed that the proposed window replacement to different material would be accepted. Revised drawings were requested for by the Council, and then provided by the agent on 21st February 2024, which indicate the location of the existing timber-framed sash window and the like-for-like proposed uPVC-framed sash window replacement. A condition will be imposed on the proposed window replacement to preserve the character and appearance of the Conservation Area.

Overall, the works here relate to the replacement of 1no. existing timber-frame sash windows at first floor level with 1no. like-for-like uPVC unit that has details and a profile to help mimic the appearance of the original timber sash units.

The proposed window would be at first floor level on the rear elevation, so it is less visible from the roadway, and is also less visible from the road to the rear on Kevelioc Road due to long row of terraces without a break between No.2 to 16 Kevelioc Road. to the upper floor elevation. Additionally, it is noted the application site has at some point had its windows changed to an alternative glazing pattern from the rest of the street.

The type of window is specifically designed to appear as closely to timber frame windows as possible, maintaining the profile of timber sash windows, whilst also reinstating a glazing pattern that is common on the street.

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.

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 the amenity of neighbouring residents.

Loft Rooflights

The scale and massing of the proposed rooflights are considered modest and would not result in a material loss of sunlight or daylight, or have an overbearing appearance to Nos.7 and 11, and Nos. 8 to 12 Kevelioc Road. There would not be material loss of privacy to Nos.7 and 11, and Nos. 8 to 12 Kevelioc Road. The proposal is acceptable in amenity terms.

Due to the positioning of the proposed roof lights and the separation distance, there would also be no additional overlooking towards Nos.7 and 11, and Nos. 8 to 12 Kevelioc Road.

6. CONCLUSION

The proposed development is in in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local

Plan Strategic Policies 2017. The proposed development also does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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 doubt, the replacement first floor uPVC window shall match that of the existing in terms of proportions and means of opening to that it replaces and be maintained as such thereafter.

Reason: In order to respect the 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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.