

Officer Report

Application Number:	HGY/2023/3348
Application Type:	Householder planning permission
Address:	43 Cholmeley Park, Hornsey, London, N6 5EL
Proposal:	Replacement of first floor casement windows on front elevation above entrance, replacement of 2 front rooflights, replacement of existing rear French doors with new timber French doors, replacement of first floor rear windows with double glazed timber framed units, alterations to side elevation fenestration and replacement of side rooflights.
Case Officer:	Roland Sheldon
Valid Date:	18/12/2023
Applicant:	3 Kate Gallaway
Agent:	Mrs Amber Short

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey semi-detached dwellinghouse located on the eastern side of Cholmeley Park, N6. The surrounding uses are residential. The site does not contain a listed building but is located within the Highgate Conservation Area.

2. The Proposal

The proposal seeks the replacement of first floor casement windows on the front elevation above entrance, replacement of 2 front rooflights, replacement of existing rear French doors with new timber French doors, replacement of first floor rear windows with double glazed timber framed units, alterations to side elevation fenestration and replacement of side rooflights.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

No relevant planning history.

4. CONSULTATION RESPONSE

a. The following were consulted on the planning application:

Internal

- LBH Conservation: The restoration of the existing leaded windows, and replacement secondary glazing is a welcomed approach. If the other front windows are in good condition, then these should be retained. There is a lack of detail with regards to the design of the replacement windows in terms of joinery, which should be replicated if the originals are not to be retained however. There are no objections to the replacement windows to the side and rear elevations as proposed.

External

- Highgate CAAC
- Highgate Neighbourhood Forum
- Highgate Conservation Area Advisory Committee

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0
Supporting: 0
Neither: 0

The following local groups/societies made representations:

Highgate CAAC: There are no objections to the installation of secondary glazing for the bay windows. However, insufficient detail has been provided with regards to the replacement windows to enable a proper assessment of the impact on the appearance of the façade.

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.

Design & 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.

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. 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.

The proposed works to the ground and first floor front bay windows would be to install internal secondary glazing, alongside external refurbishment of the existing units. As such, there would be impact from these works on the character and appearance of the conservation area or the host building.

Following the submission of additional elevations, the applicant has adequately demonstrated that the replacement casement windows on the other side of the front elevation to the bay window would satisfactorily replicate the design and detailing, and opening arrangement of the existing units. The units would be timber, with externally mounted glazing bars, expressed mullions and transoms to replicate the existing to a satisfactory degree.

The rear and side elevations are less sensitive in terms of their contribution to the character and appearance of the conservation area than the front elevation. The replacement windows on the side and rear of the property are all timber framed casement units. The existing first floor windows with externally mounted glazing bars would be replicated in design, with satisfactory design replacement units on the ground floor rear and side elevations to preserve the character and appearance of the conservation area.

2 small windows on the side elevation would be blocked up and treated with pebble-dash render to match. A condition shall be imposed for the replacement windows and blocked up wall to match the materials of the existing building. Subject to compliance with the condition, the proposal would preserve the character and appearance of the Highgate Conservation Area.

Conclusion

The proposed replacement windows and associated works would preserve the character and appearance of the Highgate Conservation Area.

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.

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

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 The replacement windows hereby approved shall be timber framed. The area of wall to be blocked up following the removal of the 2 side windows as shown on approved plans shall be treated with pebble-dash render to match the existing dwelling.

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.

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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.