



Officer Report

Application Number:	HGY/2024/0276
Application Type:	Householder planning permission
Address:	Ground Floor and Lower Ground Floor Flat, 62 Cecile Park, Hornsey, London, N8 9AU
Proposal:	Replacement of existing basement single glazed timber bay window with double glazed timber casement in same opening. Removal of existing casement window at basement level and re-establishment of door opening and installation of new wooden door.
Case Officer:	Mercy Oruwari
Valid Date:	02/02/2024
Applicant:	Benjamin and King
Agent:	Daniel Beardsley

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for replacement of the front elevation single glazed timber casement window on the lower ground level of the Ground/Lower Ground floor flat with doubled glazed timber casement units. In addition, the small casement window set back on the right-hand side of the main entrance steps would be replaced with a new timber access door for this flat.

Site and Surroundings

The application site is a lower ground floor flat within this sub-divided building. The basement was converted into a garage in the early 1960s, which is evident in the shape of the front basement window. In 1969 permission was sought to convert the basement into a self-contained flat which included the former garage been converted into a habitable space, hence the window being installed.

The host property is part of a group of terraces (Nos 56 to 70 (even)) located within the Crouch End conservation area. They are two storey red brick terraces with slate roofs, decorative ridge tiles and an attic storey in a full width gable end with decorative fretted timber barge boards. They have a flight of stone steps leading to the ground floor entrance doors with slate clad painted timber gabled hoods supported on brackets, canted bay windows through ground and first floors and prominent white painted stucco window heads.

Relevant Planning and Enforcement history

The planning history in relation to the site includes:

- HGY/2000/1750 – (62) Erection of a single storey rear extension. Approved with conditions
- OLD/1971/0108 – (60-62) 4/5/71 Erection of two dormer windows & conversion into 6 self-contained flats. Approved with conditions
- OLD/1969/0092 – (60-62) 15/9/69 Conversion of existing basement into self-contained unit. Approved with conditions
- OLD/1960/0104 – (60-62) Conversion of basement into garage. Approved with conditions

2. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

3. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.

Design and appearance

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 proposed windows would be at lower ground level. Similar lower ground/basement windows on this street are less visible from the roadway than the principal windows on the upper floor elevations. However, for this property as the front boundary was replaced with a gate, likely to accommodate the previous garage, this window is more exposed. In addition to the removal of the front boundary enclosure, the garden has been replaced with a slope that would have led to the former garage door.

Although, the basement window for the host site is more exposed in comparison it is still less prominent than the upper floor windows. The proposed replacement unit would still be a white timber framed casement window, however, unlike the existing it would not have the small vent light in the middle panel. The new unit would be installed within the existing opening.

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.

Officers note that there are different pane patterns on the windows of the lower ground/basement levels in this group of terraces. In addition, No 62 is distinctive as it has a different bay window shape as a result of the former door that would have been installed to enclose the garage space in the 60s.

The lower ground frontage of this house is already historically out of character from the other terraces and therefore this alteration would not significantly have an impact on the visual uniqueness of this property. It is deemed that the works here would not visually harm the character and appearance of the conservation area any more than the existing, therefore leaving it preserved.

It is noted that the replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

The replacement of the small casement timber window, on the righthand side of the entrance steps, with a new access door would be returning this opening back to its original form. As can be seen in the arrangement of the lower ground frontage of the other properties in this group of terraces. The original opening would be reinstated by removing the existing brickwork to the cill level. The new four panel painted door, with windows in the top panels, would be installed. As the works would involve reinstating a common feature of these properties it is considered that the character and appearance of the conservation area would be preserved and restored.

Conclusion

The proposed development is 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 accords 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

4. CIL APPLICABLE

N/A

5. RECOMMENDATION

GRANT PERMISSION

Subject to the following condition(s)

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 plans hereby approved the replacement lower ground front bay windows shall be white unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/ estate consistent with the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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.