

Highgate Conservation Area Advisory Committee

Highgate CAAC objection to HGY/2024/0386 for Flat A, 431 Archway Road, N6 4HT - Replacement of front and rear windows and new rear double door to ground floor flat.

Highgate Conservation Area Advisory Committee believes that this application should not be approved until the applicant has provided greater detail about whether the new front windows will indeed be similar to the original ones in neighbouring houses, and about the energy efficiency of all the proposed windows and doors.

431 Archway Road is mentioned on p82 of the Highgate Conservation Area Character Appraisal And Management Plan (2013):

6.4.18 A long parade of houses follows between nos. 421 and 473. These are three storey red brick houses, although one or two have been painted blue and pink. Most of the original windows have fortunately been retained, and all of the houses have front gardens.

While Highgate Conservation Area Advisory Committee supports increased energy efficiency and the reinstatement of windows similar to the originals, this application is rather vague about the exact details of the windows and doors proposed.

It is not clear whether the replacement windows and doors are to be single, double or triple glazed. Obviously, a more sustainable, efficient energy performance would be preferable. Likewise, will all or only the rear windows feature trickle vents? Clearly sash windows with trickle vents would not look like original windows. And what materials are to be used?

Drawings such as “001 105 PRO ELE PLAN REV A” and “001 106 PRO ELE PLAN REV B” are not sufficient to determine what the alterations may look like in practice.

Policies such as Highgate Neighbourhood Plan Policy DH2 and Haringey Development Management DPD (2017) Policy DM9 require detailed drawings of the replacement windows. This would apply particularly to the front windows as, for instance, some double

glazed timber sash replacement windows have uncharacteristically chunky frames compared to original examples.

Policies

“Policy DH2: Development Proposals in Highgate’s Conservation Areas

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The Forum is especially supportive of requirements for applicants to submit a Design and Access statement demonstrating how a proposed development complements the character of the area. Applications which include plans and illustrations which accurately show the relationship with neighbouring properties to properly assess the impact on the streetscene are encouraged.

Original windows and doors are integral to Highgate’s special character, and should be retained and repaired wherever possible. Replacements should match the originals in terms of materials, design and detail.

Original building materials, finishes and decorative details are essential to Highgate’s special character and should be retained. All development requiring a Design and Access or Heritage statement should refer to Conservation Area Management Plans where relevant.”

Section 12.3.15 onwards of Chapter 12 of the existing Highgate Conservation Area Character Appraisal and Management Plan (2013), “Management Plan and Design Guide” considers doors and windows.

Haringey Development Management DPD (2017), Policy DM9: Management of the Historic Environment:

“A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned,

including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C When considering the impact of proposals on the historic environment, the Council will have regard to:

a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;

b Character appraisals and management plans or other guidance, where they are available;

c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;”

Highgate CAAC believes more detail should be provided about the exact nature of the replacement windows and doors proposed.