



Officer Report

Application Number: HGY/2023/3171
Application Type: Householder planning permission
Address: 4 Balliol Road, Tottenham, London, N17 7NY
Proposal: Replacement of front windows, including side window, upstairs and downstairs. Replacement of front door. All replaced with same material. New windows are double glazed. Current windows and door are not fit for purpose.
Case Officer: Zara Seelig
Valid Date: 27/11/2023
Applicant: Miss Rachel Posner
Agent:

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1 representation was received in response to notification and publicity of the application from LBH's Conservation Team that can be found in the following section of the report.

REASONS FOR GRANTING PERMISSION

The subject site is a two storey mid terrace property located on the eastern side Balliol Road. The application site is located within the Tower Gardens Conservation Area.

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

HGY/2023/0995 – Replacement of existing timber windows to front elevation of property with new UPVC windows and the replacement of the existing timber front door with a new UPVC front door.– Refused permission on 01/09/2023.

The proposed development involves the replacement of single-glazed timber windows and front door with new fit for purpose double-glazed timber windows and door.

The Councils Conservation officers comments are as follows:

“4 Balliol Road lies within the Tower Gardens Conservation Area and is considered to positively contribute to its significance. Tower Gardens is widely recognised as an important pioneering housing estate and as one of the three seminal London County Council suburban cottage estates of the pre-First World War period. The various phases of the estate illustrate the increasing use of garden suburb planning principles within the street layout, moving from the simple terrace form to the creation of a more varied street scene.

The estate has a simple but coherent layout which demonstrates the architect's intention to achieve 'variety within unity' by treating each terrace differently. This has achieved a variation of design by the imaginative mix of Arts and Crafts and vernacular materials and detailing, including the prominent use of gables and tall chimney stacks. The buildings are of high quality design and the use of Arts-and-Crafts and vernacular details and materials is considered to be an essential characteristic of the Conservation Area which greatly contributes to its significance.

4 Balliol Road was built between 1909-1911 and the buildings along this road are plainer than some of the others within the area, however the original windows and doors, terracotta tiling detailing and recessed porches create an attractive appearance. 4 Balliol Road retains its original windows and doorway, along with No. 2.

Tower gardens has seen quite a lot of unauthorised window replacements with inappropriate materials and opening methods. There is currently a program of works to rectify this with appropriate timber windows which match the original. Planning decisions on this estate have been consistent in requiring timber windows to the front elevation.

There is little information provided with the application. There is no heritage statement, nor any information on the condition of the existing windows. The photos provided show indications of damp and some paint cracking, but it is unclear if this is surface damage to the paintwork which could be repaired. Best conservation Practice is to retain and repair original windows. This is also included in the Conservation Area Management Plan (page 39 of the Tower Gardens Conservation Area Appraisal) which states:

3.3.9. Original windows and doors are important elements of the conservation area. Their inappropriate alteration or replacement can be very damaging to the special character and appearance of the building and wider area.

3.3.10. It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

The drawings need to demonstrate that any replacements would match the joinery details which are an important part of the characteristic detailing and quality of the estate. However, the submitted detail sections are standardised sections, and the elevations provided are setting out dimension drawings so are not to scale and do not show details such as the design of the proposed sash horns. Accordingly, these do not show details of windows which would be the same as the ones they are replacing. The elevations and the sections do not show the same joinery details, including the moulding around the windows externally and the glazing bar details appear to be different. There are no casement window or door details provided.

There would also be an in principle objection to the unjustified loss of original windows, and their replacement with details which do not match the original windows as it would erode the high quality detailing and vernacular material in this part of the Conservation Area and would be considered to cause less than substantial harm to the Conservation Area. Conservation would not support this application."

Following on from the conservation officers comments above, further details were submitted showing the detailing of the windows will largely match that of the existing.

The timber replacement windows will follow this same pane arrangement and frame colour to respect the authentic look and quality of the original windows important to the character of the road. Specifically, the windows will have a sliding sash design to reflect the design of the current windows. It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

The replacement front entrance door with part-glazed part panel timber door will match the existing door style to this property, common to properties within this terrace.

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 77bon by 2041.

In all significant respects the replacement windows and door will match the existing and will not have any material effect on the external appearance of the property, leaving the character and appearance of the conservation area preserved.

The proposed development is in general 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

RECOMMENDATION

GRANT PERMISSION subject to 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.

Informatives:

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.

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.

