



Officer Report

Application Number:	HGY/2024/0386
Application Type:	Householder planning permission
Address:	Flat A, 431 Archway Road, Hornsey, London, N6 4HT
Proposal:	Replacement of front and rear windows and new rear double door to ground floor flat.
Case Officer:	Roland Sheldon
Valid Date:	13/03/2024
Applicant:	Miss Stephanie David
Agent:	Mr Marc David

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a ground floor flat within a two-storey (with roof accommodation) end-of-terrace property located on the southern side of Archway Road, N6. The surrounding uses are predominantly 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 front and rear windows and new rear double door to ground floor flat.

3. Relevant Planning and Enforcement history

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

HGY/2007/1800: Certificate of Lawfulness for the retention of terrace situated on the ground floor extension to the rear of the property – Not required 11/10/2007

HGY/2007/0142: Retention of upper terrace to rear of property – Approved 17/1/2007

HGY/1997/1063: Retention of single storey ground floor side extension – Approved 12/08/1997

4. CONSULTATION RESPONSE

The following were consulted on the planning application:

- LBH Conservation: No comments received.

The following local groups/societies were consulted on the planning application:

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

The following comments were received from consultees/local groups & societies during the consultation period:

Highgate CAAC: Planning permission should not be granted without further detail on the design of the new front windows and the energy efficiency of the proposed windows and doors.

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: 1
Neither: 0

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.

Policy DH2 of the Highgate Neighbourhood Plan 2017 sets out that development proposals should preserve or enhance the character and appearance of Highgate's conservation areas.

The host building currently has had its original timber sash front elevation windows removed historically. Whilst no planning permission exists for their replacement, Google Streetview imagery dating back to October 2008 indicates that the alterations took place over 15 years ago and are therefore immune from planning enforcement action. The front elevation windows in situ are poor quality and appear to be uPVC framed top-hung casement units that are detrimental to the character and appearance of the conservation area.

It is also evident that nos. 427, 431, 437 and 439-451 Archway Road - amongst many others in the wider section of the street - have all been subject to historic insensitive window alterations on their front elevations, with uncharacteristic uPVC casement units installed, which overall have had a detrimental impact on the original uniformity and quality of fenestration treatments in this section of Archway Road, which originally would have had timber sash windows.

The proposal seeks to replace the existing ground floor poor quality uPVC casement units on the front elevation with uPVC sash units, with the sash horn detail. The windows would be double glazed. Whilst in most circumstances, the use of non-timber frame windows on the front elevation of a property in Highgate Conservation Area would not be deemed to be acceptable in design/heritage terms, the extent to which the original character of front fenestration treatment has been eroded within the wider locality, including the host building, must be taken into consideration.

In this instance, the removal of uncharacteristic uPVC casement top-hung units with uPVC sash units with the sash horn detailing would be an improvement in design terms on the existing situation. The sliding opening arrangement of the original windows would be replicated. The windows would be double glazed, but this would have little to no bearing on their appearance externally, with it only being discernible when viewed at close proximity that there are 2 panes of glazing in terms of thickness.

The existing windows to the rear of the property are poor quality non-original aluminium/uPVC casement units. They are proposed to be replaced by slim frame triple aluminium windows. The replacement windows would serve to improve the overall thermal efficiency of the building, working towards meeting the Council objective of having a more sustainable building stock.

Taking the above into account, the proposal would preserve the character and appearance of the Highgate Conservation Area, whilst improving the thermal efficiency of the building. On balance therefore, the proposal is acceptable with regards to design/heritage and energy efficiency considerations.

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.

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.