



Officer Report

Application Number:	HGY/2024/0189
Application Type:	Householder planning permission
Address:	112 Southwood Lane, Hornsey, London, N6 5SY
Proposal:	Replacement of existing uPVC, metal, and timber windows and rear doors with new matching white powder coated aluminium triple glazed windows and rear doors (Amended Description)
Case Officer:	Iliyan Topalov
Valid Date:	05/03/2024
Applicant:	4 Williams
Agent:	Jessica Williamson

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

1.1. This is an application for the replacement of existing uPVC, metal, and timber windows and doors with new matching white powder coated aluminium triple glazed windows and

doors. The proposal to reposition the front door is no longer pursued by the applicant through this application.

Site and Surroundings

1.2. The application site is end of terrace located on Southwood Lane. The house is part of estate which consists of 43 contemporary terraced flat-roofed houses built in the 1950s. The site is located in Highgate Conservation Area, however, the site is not locally or statutory listed.

Relevant Planning and Enforcement history

1.3. There is no planning history in relation to the site.

2. Consultation response

2.1. The responses below were received following consultation on the application:

- No responses

3. LOCAL REPRESENTATIONS

3.1. 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: 8
- Objecting: 7
- Supporting: 1

3.2. The following local groups/societies made representations:

- Highgate Conservation Area Advisory Committee – Objecting to the proposal
- The Twentieth Century Society – Objecting to the proposal

3.3. The following Councillor(s) made representations:

- No responses

3.4. The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Impact on the character and appearance of the conservation area;
- Design and appearance;

3.5. The following issues raised are not material planning considerations:

- Lack of Design and Access Statement (DAS). (Officer Comment: Initially the application was submitted as Certificate of Lawfulness which does not require a DAS. When the application needed to be altered to a Householder Planning Application, the submission of

a DAS was deemed to not be necessary as sufficient information was being provided through the submitted plans.)

4. MATERIAL PLANNING CONSIDERATIONS

4.1. The main planning considerations raised by the proposed development are:

- Design and appearance;
- Impact on the character and appearance of the conservation area;

Design and appearance

4.2. 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.

4.3. It is considered that the material and triple glazing would improve the sustainability and heating arrangements of the building over and above that of the existing single- and double-glazed arrangement.

4.4. The proposed window replacement will bring uniformity to the site's fenestration, which will have a positive impact to the host building as all of the windows will be constantly of the same material, rather than the current mix of timber, uPVC, and aluminium.

4.5. The relocation of the front entrance door to the side elevation of the frontage has been omitted and revised plans show the existing front entrance location retained. This was considered a suitable adjustment in the interest of the uniformity of the terrace.

4.6. The proposed windows will match the current openings and in terms of design the new fenestration is acceptable.

Impact on the character and appearance of the conservation area

4.7. 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.

4.8. 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, including roof extensions, 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.

4.9. Highgate Neighbourhood Plan Policy DH2 states that proposals should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area. In relation to Policy DH2, original windows and doors 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.

4.10. The position of the building within a cul de sac reduces the overall visual prominence within the Highgate Conservation Area. Whilst it would be preferable for any replacement windows to be timber framed, the proposed units would satisfactorily replicate the design, opening mechanisms, and proportions of the existing windows. It is pointed out that the front elevation of the site retains only one of the original timber windows (The upper half of WG.01 - DWG No. A-2.00 REV PL3) with the rest being mix of uPVC and aluminium. It is also noted that, many of the other houses which are part of this estate also do not retain many of their timber windows.

Conclusion

4.11. Given the current windows to this building and location of the site, it is considered that the replacement triple glazed aluminium windows would have a neutral impact and not harming the conservation area.

4.12. 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.

5. CIL APPLICABLE

5.1. The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Conditions:

- 1 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.

- 2 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.

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.

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.