



Officer Report

Application Number: HGY/2024/1035
Application Type: Householder planning permission
Address: Flat A, 65 Florence Road, Hornsey, London, N4 4DJ
Proposal: Replacement of front ground floor single glazed timber sash windows with double glazed Upvc windows to match existing
Case Officer: Sion Asfaw
Valid Date: 15/04/2024
Applicant: 4
Agent: Ms Lizzie Bekhradnia

RECOMMENDATION

Refuse

Proposed development

Replacement of front ground floor single glazed timber sash windows with double glazed uPVC windows to match existing

Site and Surroundings

The application site is a ground floor flat in a building sub-divided as three flats. The site is located within Stroud Green Conservation Area to the north of Florence Road. Composed of standard terraces, the original sash windows are still in place at first floor and second floor levels to the front of the host building. Some of the buildings within the terrace have had window replacements which are considered to be detrimental to the significance of the Conservation Area.

Relevant Planning and Enforcement history

OLD/1986/0373: 4/9/86 Conversion into 3 self-contained flats – Granted 29/09/1986

HGY/2007/1915, 65c Florence Road, N4 4DJ, Conversion into use of property as 3 bed flat.
Refused 07/11/2007

HGY/2007/2404, 65c Florence Road, N4 4DJ, Erection of rear dormer window.
Approve with conditions 11/01/2008

Local representations

The application has been publicised by way of a site notice displayed in the vicinity of the site 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:

No of individual responses: 1

Objecting: 1

Supporting: 0

The following issues were raised that are material to the determination of the planning application:

- Loss of original timber sash windows should be resisted.

Consultation response

The following were consulted regarding the application:

- Stroud Green CAAC: No comments received.

- LBC Heritage: Objection

1. The significance of the Conservation Area should not be further eroded by repeating harmful alterations.

2. The existing windows are original and the loss of the original windows would be considered to cause less than substantial harm to the significance of the Stroud Green Conservation Area by eroding the consistency of the street scene and its important detailing.

3. The proposed change for timber to uPVC would be a downgrading of the materials on this building within the conservation area.

4. The proposed replacement windows lack sufficient details to determine if they would accurately replicate the high-quality joinery of the existing windows, which include top sash handles, horns, and thin frames; however, given the proposed use of uPVC material, it is unlikely they would match the existing due to the different construction methods.

OBJECT- The proposed replacement of the front elevation timber windows with uPVC is opposed in principle due to the loss of original windows and the resulting material downgrade, causing less than substantial harm to the significance of the Stroud Green Conservation Area. Additionally, insufficient information on the proposed replacements prevents a full impact assessment.

Therefore, Conservation does not support the application, which should be evaluated according to NPPF paragraphs 200, 205, and 208, and local plan policy DM9(b).

Material planning considerations

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area.

Character and appearance of the conservation area

London Plan policy HC1 sets out that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the Development Management, Development Plan Document (2017) states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

The proposal is to replace the front ground floor existing single glazed timber framed sash windows with double glazed uPVC units of a similar design.

Although the replacement windows are said to closely match the existing style, frame colour, and fenestration, aligning with similar developments on Florence Road, which are intended not to disrupt the area's overall appearance, there is insufficient information to fully assess the impact of the proposed works. Notwithstanding this, it is considered that the use of uPVC framed units have inherently different visual qualities to that of timber. Timber has more depth and texture, while plastic appears more flat and lifeless in comparison. The proposed uPVC windows, their design and detail are not considered to be in keeping with the architectural integrity of the existing property and overall character and appearance of the Conservation Area. It is noted that several neighbouring properties have existing uPVC windows however many of these will pre date the area's designation as a Conservation Area or be unauthorised. Many original timber sash and case windows are noted in the surrounding area and are an important feature of the Conservation Area's character and appearance.

Conclusion

The proposed replacement uPVC frames would fail to preserve or enhance the character and appearance of the Stroud Green Conservation Area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

Recommendation

REFUSE PERMISSION

Registered No.HGY/2024/1035

For the following reason(s):

Refusal Reasons:

There is insufficient detail provided with the application to allow officers to fully consider the design merits of the proposal. Notwithstanding this, the proposed uPVC replacement windows would fail to adequately replicate the appearance of the existing timber frame units, and would adversely affect the character and appearance of the host building, and would fail to preserve or enhance the character and appearance of the Stroud Green Conservation Area, contrary to policy HC1 of the London Plan 2021, policy SP12 of the Haringey Local Plan 2017 and policies DM1 and DM9 of the Haringey Development Management DPD 2017.