



Officer Report

Application Number:	HGY/2024/1548
Application Type:	Full planning permission
Address:	Flat 2, 56 Claremont Road, Hornsey, London, N6 5BY
Proposal:	Replacement ground and lower ground windows to the front/side elevation of flat 2, with timber framed windows.
Case Officer:	Roland Sheldon
Valid Date:	31/05/2024
Applicant:	Mr & Mrs Price
Agent:	Mr Richard Collin

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a lower-ground and ground floor flat within a detached three-storey late Victorian/early Edwardian building containing six self-contained flats, on the northern side of Claremont Road, N6. The surrounding uses are residential. The site does not contain and is not within close vicinity of a listed building. The site is located within Highgate Conservation Area.

2. The Proposal

The proposal seeks the replacement of ground and lower ground windows to the front/side elevation of flat 2, with timber framed windows.

3. Relevant Planning and Enforcement history

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

56 Claremont Road, N6

OLD/1963/0108: Conversion into 6 self-contained flats – Approved 24/07/1963

OLD/1988/0242: 24/8/87 Erection of 2 single storey rear extensions and alterations to the roof in conjunction with refurbishment of existing flats – Approved 21/01/1988

HGY/2024/0823: Demolition of existing single storey extension and construction of a single storey rear extension with flat roof with lantern – granted 31/05/2024

4. CONSULTATION RESPONSE

a. The following were consulted on the planning application:

Internal

- LBH Conservation: No comments received.

External

- Highgate Neighbourhood Forum
- Highgate Conservation Area Advisory Committee:
- Highgate Society

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: 0
Neither: 0

The following issues were raised in the public consultation that are material to the determination of the planning application: No comments received.

The following issues were raised in the public consultation are not material to the determination of the application: No comments received.

The following local groups/societies made representations:

- Highgate CAAC: Inconsistency in floorplans that indicate replacement window will be uPVC unit.

Officer comment: Following the Highgate CAAC comments, revised plans were received that removed this inconsistency and confirmed that the replacement units would be timber framed like-for-like.

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.

The existing front windows of flat 2 are located in the projecting front bay at ground and lower ground level. The ground floor bay window contains 4 x timber framed casement windows composed of 2 panes of glazing separated by mullions and transom details. There is also a side window in the bay of similar design.

The lower ground floor front windows are 4 x timber casement windows of simple design. The existing ground floor side window is a small casement unit.

The proposed replacement windows to the bay would be like-for-like timber double glazed units. The side window would be removed and replaced by a slightly enlarged timber casement unit, with the space left by the existing window filled in with brickwork to match the existing building.

The proposed replacement windows would respect the character and appearance of the host building and would preserve the character and appearance of the conservation area. The proposal is therefore acceptable with regards to design and heritage considerations.

Conclusion

The proposed replacement windows are considered acceptable in design terms, in terms of the appearance of the building and the character and appearance to this part of the conservation area, leaving it preserved.

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.

- 3 The replacement windows shall be timber framed, to match those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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.