



Officer Report

Application Number:	HGY/2024/2067
Application Type:	Full planning permission
Address:	Princess Elizabeth House, 18 Winchester Place, Hornsey, London, N6 5BQ
Proposal:	Replacement of existing Crittall windows to building.
Case Officer:	Roland Sheldon
Valid Date:	05/06/2024
Applicant:	JMS Estates (IOM) Ltd Robert Newell
Agent:	Dr. Bob Newell

RECOMMENDATION

Refuse

1. SITE AND SURROUNDINGS

The subject site contains Princess Elizabeth House, a four-storey (with roof accommodation) student hostel, located at the south-western end of Winchester Place, N6. The surrounding uses are mixed, with the playing fields and buildings of Channing School for girls located to the immediate west of the site.

The two-storey terraced properties on Cromwell Avenue are located to the east, with the mix of commercial and residential buildings located further to the south on The Bank/Highgate Hill. The site is located within Highgate Conservation Area, within the 'Archway Road' sub-area as identified within the Highgate Conservation Area Character Appraisal 2013. The building itself is Grade II listed.

2. PROPOSED DEVELOPMENT

The application scheme seeks replacement of existing Crittall windows to building.

3. CONSULTATION

Highgate CAAC: We note that the proposed surrounding frames and cills are chunkier and that the glazing bars are replaced with fake ones which, in relative terms, are lightweight, being set inside the double glazing. The details show the glazing bars and frames are much wider than the original Crittall windows, with smaller spacers in place of glazing bars which probably would be almost invisible from a distance and therefore would be unacceptable.

There are several options available in Crittall's ranges. A range closest to or exactly replicating the appearance of the originals may be more expensive but in the case of a Listed Building the most suitable alternative must be selected.

For the above reasons Highgate Conservation Area Advisory Committee objects to this application which should be refused.

Highgate Neighbourhood Forum: No comment received.

Highgate Society: No comment received.

LBH Haringey Conservation Officer (comments received on linked listed building consent application HGY/2024/1334): Insufficient information has been submitted with regards to the energy efficiency survey, a survey to demonstrate the existing condition of the windows, and no assessment of the impact of the proposed wholesale replacement of windows on the heritage asset has been provided. Only limited information is provided of both the existing and proposed replacement windows, and it is not possible to understand if the proposed windows will match the appearance of the existing ones. The replacement windows raise serious concerns that they will result in an unnecessary and unjustified loss of important historic fabric and features that greatly contribute to the aesthetics and historic value of the listed building. The application cannot be supported.

Local Consultation

A notice was placed in the local press as part of the local consultation, in addition to a site notice being placed outside the building. Letters of consultation were also sent to neighbouring properties. No comments were received during the statutory consultation period.

4. ASSESSMENT

Design & heritage

The National Planning Policy Framework (NPPF) 2024 emphasises the importance of ensuring that local planning authorities should consider:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 208 sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

London Plan policy HC1 requires development proposals to conserve the significance and be sympathetic to the significance of heritage assets.

DM policy DM1 sets out that proposals should relate positively to their locality, having regard to distinctive architectural styles, detailing and materials. DM policy DM9 sets out development that conserves and enhances the significance of a heritage asset and its setting will be supported.

Policy DH2 of the Highgate Neighbourhood Plan (2017) requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas and respect the setting of its listed buildings/assets.

Princess Elizabeth House is a grade II listed building, and was built in 1930 in a neo-Georgian style to the design of Richardson and Gill. It served as an annexe to Cromwell House, occupied at that time by the Mothercraft Society which trained mothers and healthcare workers in ways to reduce

infant mortality. It is four-storeys high (with roof accommodation), in red brick, designed on butterfly plan with sun verandas. It was listed at Grade II in 2005 when it faced demolition, it was subsequently converted into student accommodation.

The submission proposes to replace all of the original Crittall windows of the building with double glazed units. The proposal and all of the submitted information has been reviewed by the Council Principal Heritage Officer. As per Historic England's guidance and as per best conservation practice, the first step when considering modifications to historic windows is to assess both their fabric conditions and heritage significance, but the submitted application does not include any condition survey and any assessment of significance of the existing windows which should individually be drawn in detail and assessed. Also, no assessment of impact of the proposed wholesale replacements has been provided.

Historic England guidance is very clear about the need to consider windows improvements in the context of a whole building approach to energy efficiency intended as a systematic process for devising and implementing suitable, coordinated, balanced and well-integrated solutions.

This is aimed at designing proportionate, efficient, and effective works that avoid harm to the significance of the building and minimise risk of adverse impact on occupant or building health. When identifying and designing energy efficiency improvements for heritage assets, it is necessary to consider the whole carbon used throughout the lifespan of a building or building element, including construction, use, maintenance and demolition or reuse, not just the potential saving in operational energy and carbon, and the application does not provide any evidence that the necessary whole building approach has been adopted and underpins the proposed works.

The application illustrates the proposed works through a set of existing and proposed plan and elevation drawings to scale 1:100, comparative drawings to scale 1:2 illustrating only the section of a typical existing window and the section of a typical proposed window, which already show the larger dimensions of the replacement windows. Also included are some comparative images, not to scale, of the external and internal elevation of two different existing windows as opposed to two images of totally unrelated replacement windows. It is also noted that the proposed replacement window picture provided show white glazing bars as opposed to the existing dark metal glazing bars of the original windows.

The application does not include any comparative detailed drawing of both existing and proposed windows elevations, and it is therefore not possible to understand if the proposed windows will match the appearance of the existing ones.

The proposed windows replacements raise serious concerns of an unnecessary and unjustified loss of important historic fabric and features that greatly contribute to the aesthetics and historic value of the listed building. The detailed design and impact of the proposed replacement windows is not clear, and the information provided is not proportionate to the importance of the heritage asset and is insufficient to establish the impact of the proposed works on the significance of the listed building. As such, the application cannot be supported.

The proposal is unacceptable with regards to heritage considerations, contrary to the National Planning Policy Framework (2024), policy HC1 of the London Plan (2021), policy SP12 of the Haringey Local Plan (2017), policies DM1 and DM9 of the Haringey Development Management Plan DPD (2017) and policy DH2 of the Highgate Neighbourhood Plan (2017).

5. RECOMMENDATION

The application is recommended for refusal for the following reason(s):

Refusal Reasons:

The proposal fails to adequately consider the necessity for the works and soundly assess their impact on the significance of the listed building. The proposal is therefore unacceptable with regards to heritage considerations, contrary to the National Planning Policy Framework (2024), policy HC1 of the London Plan (2021), policy SP12 of the Haringey Local Plan (2017), policies DM1 and DM9 of the Haringey Development Management Plan DPD (2017) and policy DH2 of the Highgate Neighbourhood Plan (2017).