



Appeal Decision

Site visit made on 6 September 2022

by Ms S Watson BA(Hons), MCD, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 September 2022

Appeal Ref: APP/Y5420/Y/22/3291737

St. Marks Church Vicarage, Ashley Crescent, Wood Green, London, N22 6LJ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
 - The appeal is made by London Diocesan Fund against the Council of the London Borough of Haringey.
 - The application Ref HGY/2022/0049 is dated 28 July 2021.
 - The works proposed are replacement of windows and external doors to the Vicarage in slimline double glazed matching heritage style timber.
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Decision

1. The appeal is dismissed and listed building consent is refused.

Preliminary Matters

2. As the proposed works are in a conservation area and to a building which is part of a listed building, I have taken account of sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

Main Issues

3. The main issues are (i) the effect of the proposed works on the significance of the Vicarage and the wider group including St Mark's Church and the Parish Hall; and (ii) whether they would preserve or enhance the character or appearance of the Noel Park Conservation Area.

Reasons

4. The Vicarage dates from around 1903 and was designed by JS Alder. It is a large Edwardian building constructed in red brick with a tiled roof. It has gables, chimney stacks, and almost all the windows are timber casements. Some of the windows have leaded lights and appear to contain the original glass. The window frames contain multiple panes and the casements are of a slender appearance. The Vicarage has individual architectural and historic interest as an early 20th century vicarage.
5. St Mark's Church was built in around 1889 and designed by Roland Plumble. It is constructed of dark red brick and contains a lighter glazed red terracotta detailing. It has simple stepped arches in an early Gothic style. It has lancet windows, the most prominent being the five grouped lancet windows in the west elevation. The church was designed and planned to accompany a middle-class residential development known as the Noel Park Estate, with the same architect for both. It is an excellent example of the adaptation of French 13th century Gothic forms by the 19th century Gothic Revival Movement.

6. The Parish Hall is a single storey five-bay late nineteenth century red brick building with a tiled roof. It has a short square west tower which has a pyramidal roof with a short spike and ball finial. It has projecting gabled bays on the east elevation and a projecting bay with a tiny tower on the south elevation. Like the church, it has some lancet windows. The windows have leaded lights.
7. The significance of the three buildings derives from their age; their interrelationship and group value; their association with the Noel Park Estate; and their architectural detailing.
8. According to the Appellant, the proposed windows would have slimline timber frames in a similar style to the existing but instead of being single glazed they would be double glazed. However, although elevational drawings have been submitted at a scale to 1:100, there are no larger scale plans showing necessary details of the proposed windows such as their profile, shape, opening types, the thickness of the frames, width of the sealed gap, materials and whether there would be leaded lights. Neither do I have substantive details of the proposed doors.
9. The appellant suggests that the details of the proposed windows could be controlled by a condition. However, the existing windows are in very slim frames and in absence of the necessary details, I am not satisfied that the double glazing could be achieved in a like for like slimline frame. The lack of detail on the submitted plans fails to demonstrate the effect of the proposal upon the heritage significance of the Vicarage. Therefore, a condition would be inappropriate. Furthermore, the existing windows are significant features within the overall composition of the building and their replacement would result in the loss of original fabric.
10. Due to the loss of original fabric and a lack of design details, I consider that the proposal would be very likely to harm the significance and special interest of the Vicarage. Furthermore, as the three buildings have group value, the replacement windows would be very likely to have an adverse effect upon the integrity of the group which would be harmful to their overall significance as designated heritage assets. I consider that the harm to the significance of all three buildings to be less than substantial and, in the language of the Framework, in the middle of the scale of less than substantial harm to all of them. This harmful impact is a matter of considerable importance and weight.
11. The Noel Park Conservation Area is characterised by the picturesque architectural composition of the Noel Park Estate, with its narrow plots, hierarchical house types, and closely planned grid of treelined streets. Since its development between 1881 and 1913, Noel Park has fostered a tightly-knit community, attracted by its richly decorated, small, well-designed houses. Noel Park is one of four London estates developed by the Artisans, Labourers and General Dwellings Company, and reflects the wider Victorian philanthropic aspirations to provide better conditions for workers.
12. The architectural interest of the estate derives from the homogeneity of its streetscape which gives the estate a clear identity and sense of place. The aesthetic value of the streets in Noel Park comes primarily from the small details of each building such as original sash windows in various designs, garden walls, panelled front doors, ironwork, decorative brickwork and porches. St Mark's Church, its Hall and Vicarage are a focal point for the

estate. It is the age, layout, residential character, and the architectural proportions, and detail which, in the main, give the conservation area its significance.

13. I have found that the replacement windows would be very likely to harm the significance of all three buildings. That harm also means that I find that they would neither preserve nor enhance the character or appearance of the conservation area. The windows are highly visible on a prominent building in the conservation area, however, they would affect only a part of the conservation area. Therefore, I consider that the harm to the significance of the conservation area to be less than substantial and at the low to middle end along the scale of less than substantial harm.
14. Paragraph 199 of the National Planning Policy Framework (the Framework) advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The Framework advises that less than substantial harm must be weighed against the public benefits of the scheme.
15. The Appellant indicates that the poor condition of the existing fenestration requires attention. Double glazed windows would also improve thermal insulation. Whilst maintenance and an improvement in thermal insulation might represent public benefits in respect of continuing the building's viable use and reducing carbon emissions, I have no details of the current condition of the windows or whether other methods of heat insulation have been explored. Consequently, I find that there are no public benefits sufficient to outweigh the less than substantial harm that would be very likely to be caused to the designated heritage assets.
16. I conclude that the replacement windows would be very likely to harm the significance of the Vicarage, the integrity of the group value of all three buildings; and the conservation area. Therefore, the proposal would be very likely to conflict with Policy HC1 of the London Plan, Policy SP12 of Haringey Local Plan Strategic Policies 2013-2026, and Policy DM9 of Haringey Development Management DPD. In combination, the policies seek to conserve heritage assets, and DM9 specifically says that the Council will have regard to the preservation or reinstatement of original historic form, fabric, function or character of the asset.

Conclusion

17. I dismiss the appeal.

Ms S Watson

INSPECTOR