



Appeal Decision

Site visit made on 21 October 2025

by F Rafiq BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 November 2025

Appeal Ref: APP/U5360/W/25/3370083

63-69 Hertford Road, Hackney, London N1 5AG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Habinteg Housing Association Ltd against the decision of the Council of the London Borough of Hackney.
 - The application Ref is 2025/0519.
 - The development proposed is the replacement of existing timber windows and doors with wood effect uPVC windows and doors with matching profiles.
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Decision

1. The appeal is allowed and planning permission is granted for the replacement of existing timber windows and doors with wood effect uPVC windows and doors with matching profiles at 63-69 Hertford Road, Hackney, London N1 5AG in accordance with the terms of the application, Ref 2025/0519 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing no's: Location Plan (1:1250), Location Plan (1655-30-AWSM-XX-XX-DR-A-201 P1), Proposed Elevations (1655-30-AWSM-XX-XX-DR-A-203 P1), Typical Window Detail Drawing (D01) and Customer Window Drawing (Ref: 305995).
 - 3) The proposed windows and doors shall be uPVC with a Rosewood timber appearance to replicate the existing windows and doors.

Preliminary Matter

2. A nearby appeal¹ within the same Conservation Area similarly proposes replacement windows and doors. Although there are similarities between the appeal proposals, each appeal is considered separately on its own merits.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host building and whether it would preserve or enhance the character or appearance of the De Beauvoir Conservation Area.

¹ APP/U5360/W/25/3370084

Reasons

4. The De Beauvoir Conservation Area (CA) covers a regularly laid out, primarily residential area of short terraces and semi-detached villas. The formal layout and the architectural quality of the buildings, and the historic interest deriving from the area having been developed as part of a planned estate contribute to the significance of the CA.
5. The appeal building is set back from the highway behind parking and garden areas. Its elevational form, with the upper floor windows and doors recessed behind elevated walkways, differs from the largely Victorian architecture in the CA, which have regular fenestration detailing and are formed of traditional materials such as yellow London brick and slate roofs.
6. The design of the proposed windows and doors would reflect that of the existing windows and doors. They would be formed in uPVC which can differ in its appearance from timber, as referenced in the Residential Extensions and Alterations Supplementary Planning Document (SPD). However, based on the information provided, I consider the proposal would authentically replicate the existing timber windows and doors and be of a sympathetic design.
7. The windows in the CA are almost universally timber, but the existing windows on the appeal property, although having a traditional appearance, are not historic. Furthermore, the windows and doors on the front upper levels of the appeal property are largely set back behind walkways, with the ground floor openings partly screened behind or between the projecting car ports. Consequently, by virtue of this arrangement, and that views of the rear and side elevations are limited from public vantage points, I consider the changes in windows and doors proposed would not be prominent.
8. I therefore conclude that the proposal would not be harmful to the character and appearance of the host building, and it would preserve the character and appearance of the CA. As such, it would be compliant with Policies LP1 and LP3 of the Hackney Local Plan 2033 and Policies D1, D3 and HC1 of The London Plan, which seek, amongst other matters, to preserve the significance of the historic environment. The development would also not conflict with Section 16 of the National Planning Policy Framework (Framework). Although the development would be contrary to certain specific guidance in the SPD, it would not conflict with the SPD's aims, which include maintaining townscape character.

Other Matters

9. Reference has been made to maintenance and sustainability considerations but given my conclusion on the main issue, it is not necessary for me to consider these matters further.
10. The appeal site is near the Kingsland Conservation Area, but as the proposal is limited to replacement windows and doors, there would be no harmful impact on the setting of this heritage asset.

Conditions

11. I have considered the conditions suggested by the Council, having regard to the six tests set out in the Framework. I have imposed a condition requiring compliance with the approved plans.

12. A materials condition is also necessary in the interests of the character and appearance of the host building and to preserve the character and appearance of the CA.

Conclusion

13. The proposal would accord with the development plan as a whole, and there are no other considerations, including the Framework, that indicate that I should take a decision other than in accordance with this. I conclude that the appeal should be allowed.

F Rafiq

INSPECTOR