

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2225

Ward: Stroud Green

Date received: 24/08/2022

Officer contact: Tania Skelli

Drawing number of plans: Location plan, Acorn window sections and specifications, Energy performance certificate, L22017/000, 001, 002, 004, 005, 100, joinery dimensions.

Address: Upper Flat, 156 Stapleton Hall Road, N4 4QJ

Proposal: Replacement of all windows (x13) to the upper ground floor flat (front and rear)

Applicant: Mr Mark Devonshire

Site Visit Date: NA

2. REPRESENTATIONS

- 2.1 No representations have been received in response to notification and publicity of the application.

3. REASONS FOR GRANTING PERMISSION

- 3.1 The subject site is a terraced house on the south side of the road. The site is located within the Stroud Green conservation area but does not fall within the curtilage of a listed building.
- 3.2 The planning history of the site has been taken into account when coming to this decision.
- 3.3 Permission is sought for the replacement windows for the upper floor flat, which comprises the ground, first and second floors of the building. A separate flat lies within the basement level. The proposed replacement windows will be like-for-like, timber sash windows throughout. The windows would be double-glazed and thereby improve the energy efficiency of the property.
- 3.4 The applicant advises that all 13 replacement windows are to be hand removed, fully refurbished, painted and refitted. All sills, frames, beading, sash boxes, rails and glazing bars will have rotten timbers replaced and the sashes will be double glazed without adding thickness to the frames or glazing bars. Any replacement parts are to be hand made in full replica of the existing dimensions, shape and style. Additionally all sash workings - weights, pulleys, cords etc. will be replaced. There are no changes to the position of the windows. There are no new windows being created. No windows are being removed. There are no proposed alterations to the doors. This is considered acceptable.

- 3.5 The proposal is considered minor and in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.
- 3.6 The proposal does not raise any amenity issues affecting adjoining neighbours.
- 3.7 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.
- 3.8 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.
- 3.9 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The approved plans comprise drawing nos: Location plan, Acorn window sections and specifications, L22017/000, 001, 002, 004, 005, 100. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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.

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.

