

Officer's Report

Application Number	HGY/2022/2786
Type	Full planning permission
Location	Flat 6, 4, Crescent Road, London, N8 8AT
Proposal	Replacement of windows and doors on the rear elevation of fourth-storey flat.
Case Officer	Neil McClellan
Valid Date	27/09/2022
Applicant	Fay Ferguson
Agent	Fay Ferguson

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site contains a 5-storey (including lower ground garage level) block of flats built in the late 1960s on the northern side of Crescent Road. The site is located within Crouch End Conservation Area. The building is not listed, in fact the adopted Crouch End Conservation Area character appraisal's assessment of the building is that it detracts from the character and appearance of the conservation area.

The planning history of the site has been taken into account when coming to this decision:

HGY/2020/1336 Planning permission granted for the replacement of existing windows on front and side elevations of flats 1-6 and all windows of flat 7 (amended through NMA Ref: HGY/2022/2066).

Following the grant of the above planning permission the front and side windows were recently replaced on all flats with like for like timber replacements. As with the approach taken in other conservation areas, non-timber replacement windows to the rear of buildings are normally considered acceptable provided the design, style, proportions and colour are considered a good match for the originals and provided that the rear elevation is not readily visible from the street and where the building concerned is not listed.

The adopted character appraisal says the following about the site:

'No. 4 on the northern side of the road is a four-storey red brick block of flats with a flat roof built in the 1960s. It has a horizontal emphasis with continuous glazing between

bands of brickwork and garages at ground floor level. No. 2 Crescent Road is a 1960s brown brick flat roofed house with vertical bands of windows with white painted timber boarded apron panels. These two buildings are considered to detract from the character and appearance of the conservation area.'

The proposed replacement windows are considered to be in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. The proposal would comply with Policy 9 of the Development Management, Development Plan 2017 and will preserve the character and appearance of the conservation area.

There will be no impact on the amenities of neighbouring properties.

The proposed development is in general accordance with Policies DM1, DM9, 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.

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.

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.

Informatives:

- 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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

- 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.