

Officer's Report

Application Number	HGY/2022/3826
Type	Full planning permission
Location	43, Florence Road, Hornsey, London, N4 4DJ
Proposal	Exchange of single-glazed timber windows for new fit for purpose double-glazed timber windows (to the front elevation) and double-glazed uPVC windows to the rear
Case Officer	Oskar Gregersen
Valid Date	20/10/2022
Applicant	Mr Barnaby Havercroft
Agent	Mr Joe Marshall

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

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

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a three-storey residential building sub-divided as three flats in 1974, backing onto Parkland Walk. The site is located within Stroud Green conservation area however 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 The proposal seeks the replacement of windows and doors across the whole site. Currently, the site is finished with single-pane timber sash windows. The proposed replacement windows would be of matching appearance and materials on the front elevation, with uPVC replacements to the rear.

3.4 The proposed windows would be finished in similar materials, with the same fenestration as the existing on the front elevation. This would minimise any impact on the appearance of the host building and on the surrounding area.

3.5 The proposed windows to the rear, finished in uPVC, would be different in appearance to the existing, however they are not visible from the street, and the site backs onto Parkland Walk. Therefore, the local character and visual amenity of the area will be protected.

3.6 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.

3.7 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.

3.8 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 **CONDITION: Time Limit**
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 **CONDITION : Approved Plans**
The approved plans comprise drawing Nos.A-2300, A-2301, A-2302, A-2303, A-2304, A-2305, A-2306, A-2307, A-2308, A-2309, PL-2310, PL-2311. 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.

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.