

Officer's Report

Application Number	HGY/2022/4059
Type	Full planning permission
Location	2 Flat 1, Birchington Road, Hornsey, London, N8 8HR
Proposal	Replacement of five windows and one door at rear
Case Officer	Laina Levassor
Valid Date	09/11/2022
Applicant	L de Beaumont
Agent	G KNOTT

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

The subject site is ground floor flat within a three storey building located on the southwestern side of Birchington Road. The site falls within the Crouch End Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

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

REASONS FOR GRANTING PERMISSION

This application proposes the replacement of five windows and one door. The windows are located within the outrigger at ground floor level at rear and side elevations. Existing windows W1, W2 (side elevations), W4 and W5 (rear elevation) are white painted timber, single glazed casement windows, W3 (rear elevation) is a metal framed window and the existing side elevation door D1 is a painted timber framed door with a glazed fanlight. The proposed replacements are white painted timber, double glazed casements with similar glazing details to the existing windows. The proposed replacement door would be an unpainted timber framed door with frosted double glazing and similar fanlight detailing as the existing.

The proposed window replacements are considered an appropriate replacement which would protect and preserve the character of the host building and surrounding conservation area.

There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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.

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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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.