

Officer's Report

Application Number	HGY/2022/4172
Type	Full planning permission
Location	112 Priory Road, Hornsey, London, N8 7HP
Proposal	Renewal of the existing timber windows with updated modern uPVC equivalent with matching colour and new double glazing
Case Officer	Laina Levassor
Valid Date	18/11/2022
Applicant	Ms Anita Lendeczki
Agent	mr Joe Marshall

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 a three storey dwelling located on the north-eastern side of Priory Road. The site is not within any 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 the windows and doors at front, rear and side elevations from single glazed timber framed to double glazed Upvc casement replacements. The means of opening will follow that of the existing windows. Priory Road hosts several examples of these alterations where similar to this application, works have been undertaken to ensure minimal disruption to the appearance of the host buildings. The proposed materials are in keeping with development within the local area and are considered an appropriate replacement which would protect and preserve the character of the host building and surrounding area.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

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: 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: 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.