

Officer's Report

Application Number	HGY/2022/4572
Type	Full planning permission
Location	Flat A, 199, Ferme Park Road, London, N8 9BS
Proposal	Replacement of all existing timber single glazed windows with timber double glazed sash to the front elevation and PVCu double glazed windows to the rear (including rear garden door(s)).
Case Officer	Oskar Gregersen
Valid Date	17/10/2022
Applicant	Mr Mark Cullern
Agent	Mr Daniel Ward

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 The following issues were raised by neighbours, local groups and Councillors:

No responses

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the replacement of all existing timber single glazed windows with double glazed timber sash windows on the front elevation, and PVCu double glazed windows (including rear garden door(s) to the rear.

Site and Surroundings

3.2 The application site relates to a two-storey, mid terrace property located on the western side of Ferme Park Road near the junction with Fairfield Road. The property has previously been subdivided into self-contained flats.

3.3 The site does not affect the setting of any listed building and does not lie conservation area. However, the Crouch End conservation area begins from Fairfield Road to the west, just beyond the rear of the application site. Relevant Planning and Enforcement history

3.4 There is a previously refused application for replacement windows submitted under reference HGY/2022/0239. This application is similar to that refused one however the windows on the front elevation have been altered to timber sash.

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Impact on character and appearance of the area
2. Impact on neighbouring amenity.

Impact on the character and appearance of the area

4.2 Policy DM12 'Housing Design and Quality' of the Haringey Development Management DPD (2017) is relevant. It states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context

4.3 Policy DM1 of the DPD requires development proposals to relate positively to their locality. Policy SP11 of the Haringey Local Plan (2017) requires the highest standard of design that respects its local context and character and historic significance.

4.4 The application site is a three story mid-terrace property on Ferme Park Road, this road is considerably long and offers a mixture of frontages and styles of properties. In this particular location, nos: 187 to 205 Ferme Park Road have retained the majority of the original features of the building which includes the original windows and doors. The proposal is seeking to replace all the timber framed windows with timber double glazed sash similar to the existing on the front elevation, with uPVC on other elevations. The proposal seeks to retain the original front door.

4.5 The site is not in a conservation area (CA). However, the three-storey terraced properties of broadly similar architectural design and features (including window material, proportions, design, and surrounds) as the application property, beyond its rear along Fairfield Road, are in the Crouch End CA. Their similarity provides a coherent character and appearance to this prominent near corner position and the built environment beyond when travelling along Fairfield Road.

4.6 Along Ferme Park Road the architectural context is more diverse, with terraced buildings with varied architectural detailing and some contemporary developments. There are some terraced buildings with replacement upvc and similar outward opening windows in the immediate vicinity of the site. As already mentioned, nos: 187 to 205 Ferme Park Road, have largely maintained their original features on the front elevation.

4.7 The proposal seeks to replace the existing single glazed timber framed windows with timber double glazed units on the front elevation, and white casement uPVC units on all other elevations. The proposed changes would respect the character of the host property, and the surrounding context.

4.8 When looking at nos' 187 to 205 Ferme Park Road, the front elevations are largely preserved. The proposed timber double glazed window units on the front elevation would respect this, maintaining the architectural character of the area, whilst increasing the thermal efficiency of the host dwelling.

Impact on neighbouring amenity

4.9 London Plan Policy D4 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

4.10 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

4.11 The proposal would replace windows of the same size and location/outlook and therefore would not result in a material change, or harm, to neighbouring residential amenity

Conclusion

4.12 The proposal can be supported, as it would see an improvement to the thermal efficiency of the host dwelling, whilst also maintaining its character and features and respecting the context of the surrounding area.

4.13 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted/refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

5. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION subject to condition(s)

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: 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.