

Officer's Report

Application Number	HGY/2022/4302
Type	Full planning permission
Location	Flat 5, Seymour Court, 29 Avenue Road, Hornsey, London, N6 5DT
Proposal	Replacement of timber framed windows with uPVC framed windows in matching design.
Case Officer	Mercy Oruwari
Valid Date	02/12/2022
Applicant	Mr Phillip Bartlett
Agent	Miss Danielle Perry

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site relates to the front first floor flat within a four-storey building. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

2.2 The planning history of the site has been taken into account when coming to this decision although it relates to the building rather than solely on flat 3:

- HGY/2022/2628 – (Flat 3) Replacement of timber framed windows with uPVC framed windows in matching design. Granted
- HGY/2022/1977 – (Flat 4) Replacement of timber framed windows with uPVC framed windows in matching design. Granted
- HGY/2017/0678 – (Flat 7) Replacement of single glazed timber windows to third floor flat with UPVc double glazed windows to match existing. Granted
- OLD/1972/0034 - Erection of part three storey and part four storey block of flats. Granted
- OLD/1972/0033 - Erection of part three storey and part four storey block of flats. Granted

2.3 Permission is sought for the replacement of the existing single glazed timber windows and terrace door with double glazed UPVC framed windows and door. Flat 5 is located at the front of the building on the second floor and has access to one of the only two terraces within the block. The style and dimensions of the windows and door will be identical with the original, in order to maintain a close uniform visual appearance across the whole of this building. This will include the colour, size/dimension of the frames (including the thick horizontal middle frame), the pane pattern, the opening style etc. The three windows being replaced to the front of the building are the lounge (1x) and the bedroom (2x) which all face the street. On the right side of the building (viewed from the street) the ensuite bathroom window will be replaced. On the left side of the building (viewed from the street) the kitchen window will be replaced along with the (2x) terrace windows and door.

2.4 It is acknowledged that in 2017 Flat 7 was granted permission to replace their windows with UPVC frames identical to the original and more recently Flat 4 and 3 have also acquired

permission for the same works. Flat 1 has also replaced their windows; however, planning permission was not sought for these works. The windows for this unit do not form a precedence as the newly installed frames do not match the dimensions of the original windows.

2.5 Given that the windows will be identical to the existing and with the building not being within a conservation area, the proposed UPVC windows on balance are considered appropriate in this location in accordance with the above policies.

2.6 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.

2.7 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.

- 3 Notwithstanding the plans hereby approved, the new windows shall match the existing in terms of colour, design detail, number of panes, positioning, proportions and articulation of panes/glazing bars.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

- **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.

- **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.