

Officer's Report

Application Number	HGY/2022/4084
Type	Full planning permission
Location	90, Florence Road, Hornsey, London, N4 4DR
Proposal	Proposed exchange of single-glazed timber windows for new fit for purpose double-glazed timber windows (to the front elevation) and double-glazed uPVC windows and a door to the rear.
Case Officer	Ben Coffie
Valid Date	09/12/2022
Applicant	Mr Barnaby Havercroft
Agent	Mr Joe Marshall

RECOMMENDATION

Approve with Conditions

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PROPOSAL

Proposed exchange of single-glazed timber windows for new fit for purpose double-glazed timber windows (to the front elevation) and double-glazed uPVC windows and a door to the rear.

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a three storey residential building which forms part of wider terrace of approximately eight properties on the north side of Florence Road. The site is located within Stroud Green conservation area however does not fall within the curtilage of a listed building.

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

The proposal seeks the replacement of windows and a door 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. The proposed windows would be finished in similar timber materials, although they will be double-glazed it will have the same fenestration as the existing on the front elevation. This would minimise any impact on the appearance of the host building or the surrounding area.

The proposed replacement windows and door to the rear to be 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, it would not result in any material harm against the local character and visual amenity of the area. The proposal is acceptable in amenity terms given the nature of the proposal.

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.

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.

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.