

Officer's Report

Application Number	HGY/2022/4169
Type	Full planning permission
Location	28 Beresford Road, Hornsey, London, N8 0AJ
Proposal	Replacement of the existing timber windows with updated modern double glazed uPVC equivalents in matching style and colour.
Case Officer	Daniel Kwasi
Valid Date	09/01/2023
Applicant	Ms Anita Lendeczki
Agent	mr Joe Marshall

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a two storey mid-terrace property. It is on the south side of Beresford Road that is located more towards to the western end of the road. The site is not located within any conservation area and 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 to replace the existing timber framed windows and doors with double-glazed white uPVC windows and doors on the front and rear elevations of the main dwelling and outrigger, and the side window on the outrigger. These new windows doors would modernise the appearance of the house and improve the living conditions of the occupants.

The new windows would be the same size as the windows they are replacing and of a similar design and character. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of windows in the area. Therefore, the local character and visual amenity of the area will be protected.

The proposal would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties. 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.

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: 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.