

Officer's Report

Application Number	HGY/2022/4361
Type	Householder planning permission
Location	38 Uplands Road, Hornsey, London, N8 9NL
Proposal	Replacement of windows and doors with single window and sliding doors at rear ground floor level.
Case Officer	Tania Skelli
Valid Date	08/12/2022
Applicant	Ms Kate Unwin
Agent	mr Lee Davidson

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 terraced Victorian property on the eastern side of Uplands 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 most recent history is as follows:

- HGY/2017/3146 Alterations to the fenestration of an existing single storey rear projection. Granted 24/11/2017
- HGY/2017/2664 Certificate of lawfulness for retention of existing roof terrace. Issued as lawful 11/10/2017

Permission is alterations to the fenestration of the rear ground floor/ single-storey projection to include replacement windows and doors with one large window and 3-pane sliding doors. The proposal is similar to that permitted in 2017.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

No amenity concerns are raised with this applications. All proposed windows and doors are located within similar areas of current openings. 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 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.

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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.