

Officer's Report

Application Number	HGY/2022/3574
Type	Full planning permission
Location	Flat B, 63, Lancaster Road, London, N4 4PL
Proposal	To replace the existing timber, single glazed sash units with timber, double glazed heritage style timber units which closely match the existing colour, style and profile of the existing units.
Case Officer	Michelle Meskell
Valid Date	17/10/2022
Applicant	Axis Europe PLC
Agent	Mr George Charalambous

RECOMMENDATION

Approve with Conditions

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PROPOSAL

Proposed to replace the existing timber, single glazed sash units (to the front elevation) with timber, double glazed heritage style timber units which closely match the existing colour, style and profile of the existing units.

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 on the south side of Lancaster Road. The site is located within Stroud Green conservation area.

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

The proposal seeks the replacement of windows to the front elevation. Currently the site is finished with single glazed timber sash windows. The proposed windows would be finished in similar timber material, although they will be double-glazed it will have the same fenestration as the existing on the front elevation. The proposed windows in terms of frame size, proportions and means of opening will match the existing.

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 condition

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.