

Officer's Report

Application Number	HGY/2022/4373
Type	Full planning permission
Location	Flat B, 83 Coleridge Road, Hornsey, London, N8 8EG
Proposal	Replacement of existing single glazed timber sash windows to double glazed timber sash windows 'like for like'. Insertion of 4nos. new rooflights to front and rear roofslopes. Replacement of existing 4nos. rooflights 'Like for Like'
Case Officer	Tania Skelli
Valid Date	23/01/2023
Applicant	Mr Andrew Newsham
Agent	Lucia Pflucker

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

2.1 No representations from adjoining occupiers or local groups were received in response to notification and publicity of the application.

2.2 The Conservation Officer objected the proposal on the grounds of insufficient information regarding the replacement sash windows and proliferation of rooflights to the rear.

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a top floor flat within a two-storey terraced Victorian property on the southern side of Coleridge Road. The site is located within the Crouch End conservation area and does not fall within the curtilage of a listed building.

3.2 There is no recent planning history for this site.

3.3 The proposed replacement windows would match the design, means of opening and proportions of the existing units, so as to respect the authentic look and quality of the original windows important to the character of the area.

3.4 The original submission was revised to reduce the number of rooflight proposed to the front roofslope from three to two and the rear new rooflights from two to one, to reduce the appearance of clutter. Details of the proposed replacement sash windows were.

3.5 The replacement of the four existing rear rooflights is considered acceptable. The additional new rooflight proposed to the rear most part of the roof was not supported by the Conservation Officer due to it resulting in additional clutter to the roof. However, it is considered that this would be balanced against the benefit of additional natural daylight to this room, which benefits from a single standard size window to the rear (albeit, orientating southwards). As the application concerns a flat which would include two bedrooms, this additional daylight enhancement is considered to weigh favourably towards supporting a single additional rooflight, such as revised, at this rear-most location, which will not be visible from the public realm.

3.6 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.

3.7 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.

3.8 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 Following this decision, Condition 2 on the decision notice for planning application xxx dated xxx for this site, shall be amended to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved pla

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.