

Officer's Report

Application Number	HGY/2023/0429
Type	Full planning permission
Location	First Floor Flat C, 5 Wolseley Road, Hornsey, London, N8 8RR
Proposal	Replace 4 sash wooden single glazed windows with 'like-for-like' wooden sash windows with double glazing.
Case Officer	Oskar Gregersen
Valid Date	13/02/2023
Applicant	mr Duncan Smith
Agent	

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a first floor flat in a dwellinghouse converted to 4 self-contained flats in 1987. The site is located within Crouch End conservation area and does not fall within the curtilage of a listed building.

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

2.3 The subject site is a flat in Crouch End conservation area, with interesting period features, in particular the site benefits from ornate windows with attractive coloured panes and glazing pattern.

2.4 The proposal seeks the replacement of these windows, which have been shown to be in disrepair and are thermally inefficient, with high quality double-glazed timber sash windows. The proposed windows would retain the glazing pattern, and maintain as much of the current attractive detailing as is possible with replacement windows.

2.5 Officers note that the applicants have made as much effort as possible to minimise any impact on the character of the heritage asset and conservation area as a whole, by ensuring that the existing glazing pattern is retained and the windows fill the same profile as the existing.

2.6 Officers deem that the proposed windows are acceptable, notwithstanding the lack of coloured glass, as there are other extant examples of replacement windows with plain glass in the surrounding area. Therefore the damage to the character of the conservation area is deemed as not more than substantial.

2.7 The proposal is considered complimentary to the host building and is in keeping with the pattern of development in the area. For the reasons stated above it is deemed that the local character and visual amenity of the area will be protected.

2.8 There are no new openings proposed for the site, just the replacement of existing windows with very high quality, near 'like-for-like', examples of timber sash windows. Therefore, there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.9 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.

2.10 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.

2.11 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.

