

Officer's Report

Application Number	HGY/2022/3825
Type	Full planning permission
Location	9, The Grove, Hornsey, London, N4 4HJ
Proposal	Replacement of windows and doors with double glazed uPVC windows and doors.
Case Officer	Ben Coffie
Valid Date	03/02/2023
Applicant	Mr Barnaby Havercroft
Agent	Mr Joe Marshall

RECOMMENDATION

Refuse

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PROPOSAL

Replacement of windows and doors with double glazed uPVC windows and doors.

REPRESENTATIONS

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

REASONS FOR REFUSING PERMISSION

The subject site is a three storey residential building which forms part of wider terrace of approximately nine properties on the north side of The Grove. The site is located within Stroud Green conservation area however 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 the replacement of windows and a doors across the whole site. Currently the site is finished with single-pane timber sash windows. It is noted that the windows of all the properties within the terrace are unaltered. Therefore, the proposed change would appear at odds with the existing fenestrations of the elevations of the dwellings within the terrace. Given the changes are proposed across the whole site would exacerbate impacts against the appearance of the host building or the conservation area.

The proposed replacement windows and doors to the front and side to be finished in uPVC, and would be different in appearance to the existing. As they will be highly visible from the street and the side allotments they would result in material harm against the local character and visual amenity of the area.

The proposed windows to the rear given they would not be visible from the front streetscene, there are no detrimental impacts anticipated.

The proposed development will fail to preserve or enhance the character and appearance of the conservation area and in its entirety is not in 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 does not accord 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 refused for the reasons set out above.

REFUSE PERMISSION

Refusal Reasons:

The replacement windows due to their design and materiality would not be an accurate or respectful replacement of the property's existing windows, and would have an incongruous appearance at odds with the character and appearance of the host property and would result in unacceptable harm to the character and appearance of the host dwelling and conservation area contrary to 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.