

Officer's Report

Application Number	HGY/2023/0494
Type	Full planning permission
Location	65 Stapleton Hall Road, Hornsey, London, N4 3QF
Proposal	Exchange of existing single-glazed timber windows and double-glazed uPVC windows for new fit for purpose double-glazed timber and uPVC window units
Case Officer	Ben Coffie
Valid Date	20/02/2023
Applicant	Mr Barnaby Havercroft
Agent	mr Hugo Webb

RECOMMENDATION

Approve with Conditions

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PROPOSAL

Exchange of existing single-glazed timber windows and double-glazed uPVC windows for new fit for purpose double-glazed timber and uPVC window 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 a blocks of short terraces on the east side of Stapleton Hall Road. 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 two rear doors across the whole site. Currently the site is finished with single-pane timber sash windows to the front elevation and double glazed UPVC windows to the rear. The proposed replacement windows would be of matching appearance and materials across the whole site. The proposed windows would be finished in similar timber materials, although they will be double-glazed they will have the same fenestration as the existing on the front elevation. This would minimise any impact on the appearance of the host building or the surrounding area.

The proposed replacement windows and door to the rear to be finished in uPVC, would also be similar in appearance, moreover they are not visible from the street, and the site backs onto a railway. Therefore, it would not result in any material harm against the local character and visual amenity of the area.

The proposal is acceptable in amenity terms given the nature of the proposal.

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(s):

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.