

Officer's Report

Application Number	HGY/2022/4087
Type	Full planning permission
Location	75, Lancaster Road, Hornsey, London, N4 4PL
Proposal	Proposed replacement of existing single-glazed timber windows with new double-glazed uPVC windows on the rear elevation and existing door with replacement uPVC door on flank elevation of outrigger.
Case Officer	Ben Coffie
Valid Date	09/12/2022
Applicant	Mr Barnaby Havercroft
Agent	Mr Joe Marshall

RECOMMENDATION

Approve with Conditions

PROPOSAL

The proposal is for the change of single-glazed timber windows for double-glazed uPVC windows and a door to the rear elevation and side of the existing two storey outrigger.

The application initially proposed the replacement of the front timber frame windows for double-glazed uPVC windows as well, however this has been omitted from the proposal.

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 of approximately nine properties on the south side of Lancaster Road. The site is located within Stroud Green conservation area however does not fall within the curtilage of a listed building.

The proposal seeks the replacement of windows and a door across the rear of the site. Currently the site is finished with single-pane timber sash windows. The proposed replacement windows and door to the rear to be finished in uPVC, would be different in appearance to the existing, however they are not visible from the street. 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 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.