

Officer Report

Application Number:	HGY/2023/1908
Application Type:	Full planning permission
Address:	49 Lancaster Road, Hornsey, London, N4 4PL
Proposal:	Replacement of existing single-glazed timber sash windows with new double glazed timber sash windows.
Case Officer:	Ben Coffie
Valid Date:	17/07/2023
Applicant:	Ms Regina Szmajda
Agent:	Mr Matt Peters

RECOMMENDATION

Approve with Conditions

PROPOSAL

The proposal is for the change of single-glazed timber windows for double-glazed timber windows.

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 similar three storey dwellings on 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 on the front elevation. Currently the site is finished with single-pane timber sash windows. The proposed replacement windows would be double glazed however they would still be timber frame windows. The replacement windows are not expected to be different in appearance to the existing given their framing would not be significantly larger from the existing. 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 and will preserve 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.

Informatives:

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.