



Officer Report

Application Number:	HGY/2023/1911
Application Type:	Householder planning permission
Address:	126 Stapleton Hall Road, Hornsey, London, N4 4QB
Proposal:	Replacement of existing single glazed timber windows with like for like double glazed timber windows. replacement of roof with matching natural slate. Repairs and alterations to existing porch, matching the current style and colour.
Case Officer:	Mercy Oruwari
Valid Date:	17/07/2023
Applicant:	Ms Regina Szmajda
Agent:	Mr Matt Peters

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 three storey mid terrace building containing 4 self contained flats situated on the Southern side of Stapleton Hall Road. The site is located within the Stroud Green conservation area but 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:

- HGY/2023/0498 - Exchange of existing single-glazed timber windows and double-glazed uPVC windows for new fit for purpose double-glazed timber and uPVC window units.
Granted

2.3 The proposal includes the replacement of all the timber framed single-glazed windows for new timber framed double-glazed windows to the front.

2.4 The white painted single-glazed timber sash windows would be replaced with double glazed timber sash windows also painted white. The proposed replacement softwood windows will match the existing box-sash style with no glazing bars to preserve the appearance of the dwelling and surrounding area.

2.5 It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at

close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

2.6 The proposal also includes the replacement of the pitch roof coverings with natural slate to match the existing style and colour. The final alteration would be to the porch. This would have a stucco finish to match the existing porch, with minor surface repairs and redecoration to be completed to also match the existing appearance.

2.7 The proposed works are considered to be in keeping with the pattern of development in the area and in all significant respects the windows, roof and porch will match the existing property. They will not have any material effect on the external appearance of the properties and the road as a matter of fact and degree.

2.8 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.

2.9 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.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.