

Officer Report

Application Number:	HGY/2023/2036
Application Type:	Full planning permission
Address:	68 Florence Road, Hornsey, London, N4 4DP
Proposal:	Replacement of all single glazed timber sash windows with double glazed timber sash windows to match existing style, frame colour and fenestration. Replacement of the timber part glazed two panel front door with new timber part glazed two panel front door to match existing style and scale. Replacement of existing rainwater goods to match the existing material, colour and profile - black uPVC rainwater goods.
Case Officer:	Daniel Boama
Valid Date:	26/07/2023
Applicant:	Ms Regina Szmajda
Agent:	Mr Matt Peters

RECOMMENDATION

Approve with Conditions

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 end-of-terrace residential building that has been subdivided into 2no. self-contained flats. The site is located within the Stroud Green conservation area and does not fall within the curtilage of a listed building. The surrounding area is predominantly residential character, whereby the majority of the buildings are terraces.

The planning history of the site has been taken into account when coming to this decision.

HGY/2022/3830 | Pending | Replacement of single-glazed timber windows with double-glazed timber windows on the front elevation and double-glazed uPVC windows on the rear elevation.

The proposed development comprises the replacement of all single glazed timber sash windows with double glazed timber sash windows to match existing style, frame colour and fenestration; replacement of the timber part glazed two panel front door with new timber part glazed two panel front door to match existing style and scale; and, replacement of existing rainwater goods to match the existing material, colour and profile - black uPVC rainwater goods.

The new windows and door would also improve the energy efficiency the building, reducing carbon emissions from heating the building. The proposed changes would give regard to the street scene and the surrounding conservation area.

The proposal is considered in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

No changes are proposed that would impact on the amenity of the neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 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 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.

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.

