



Officer Report

Application Number:	HGY/2023/2118
Application Type:	Full planning permission
Address:	11 Oxford Road, Hornsey, London, N4 3HA
Proposal:	Replacement of the existing part glazed timber three panel front door and the existing part glazed timber two panel double back door, with new timber doors to match the existing doors style.
Case Officer:	Josh Parker
Valid Date:	04/08/2023
Applicant:	Ms Regina Szmajda
Agent:	Mr Matt Peters

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The subject property at 11 Oxford Road Road, Hornsey, is a 3 storey mid-terraced building in use as flats. The area is comprised of other residential Victorian styled buildings comprised of light brick. The building is not listed however, is located within the Stroud Green conservation area.

PROPOSED DEVELOPMENT

The proposal is to replace existing front entrance timber, part glazed, three panel door and replace existing rear entrance timber, part glazed, two panel double doors to match existing style.

Site History

All existing planning applications have been considered for this application:

OLD/1970/0882 Conversion into 2 self-contained flats.

CONSULTATION

LBH conservation – No response

LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance of Stroud Green conservation area,
2. Impact on neighbouring amenity

Design and Appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposal for the replacement of entrance doors and porch repairs. The proposal is to replace the existing three panel timber part-glazed front entrance door with a new three panel timber part-glazed front entrance door, to match the existing style and appearance. The existing double rear access doors are to be replaced like-for-like. These permissions are typical of the area and keeps in with the local patterns. The proposal would be considered acceptable in terms of design and layout.

The existing Front and Rear entrance doors are showing signs of rot and timber decay which are now considered to be beyond economical repair. Visually, the replacement doors would appear the same and therefore, materially the replacement doors would be acceptable.

Impact on Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

All works proposed meet all amenity tests when considering effects on light, noise, bulk, sense of enclosure and privacy for the observations discussed above.

Conclusion

The proposal is considered moderate and acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

Approve planning 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.