Officer Report

Application Number:	**HGY/2023/2154**
Application Type:	**Full planning permission**
Address:	Flat 1, 34 Mattison Road, Hornsey, London, N4 1BD
Proposal:	Proposed rear bifold doors to replace existing door and windows, and replacement timber casement bay windows.
Case Officer:	Ben Coffie
Valid Date:	08/08/2023
Applicant:	Mr Tobias Trombik
Agent:	Mr Andrew Wadeson

RECOMMENDATION

Approve with Conditions

PROPOSAL

Proposed rear bifold doors to replace existing door and windows, and replacement timber casement bay windows.

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is a two bedroom flat within two storey residential terrace building which forms part of wider terrace on the north side of Mattison Road.

The site is not in a conservation area nor is it a listed building.

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

The proposed bifold door to the rear is considered acceptable. The proposed windows would be similar in appearance to the existing ones although they will be double-glazed. This would minimise any impact on the appearance of the host building.
The proposed changes are minor changes, and they will be located at the rear of the site. 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.

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.