



Officer Report

Application Number: HGY/2023/2246
Application Type: Householder planning permission
Address: Flat G, 59 Tottenham Lane, Hornsey, London, N8 9BE
Proposal: Replacement of wooden sash single glazed windows for new double glazed UPVC casement windows in the same style and colour. No change of use, size or colour.
Case Officer: Nathan Keyte
Valid Date: 18/08/2023
Applicant: Ms Hannah Coyne
Agent:

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development.

Replacement of wooden sash single glazed windows for new double glazed UPVC casement windows in the same style and colour.

Site and Surroundings

The application site consists of a four storey building, with commercial on the bottom floor and flats on the upper floors. The application relates to the top floor flat.

The site is not in a conservation area, nor does it have listed building status.

Relevant Planning and Enforcement History

There is no recent relevant planning history in relation to the flat.

LOCAL REPRESENTATIONS

The application has been publicised by way of 21 letters to neighbours. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance
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.

The existing windows are in poor condition detracting from the appearance of the building. The proposed replacement windows would largely retain the design, style, fenestration, means of opening and appearance of the existing and the proposed doors will be a like for like replacement maintaining the colour, and design. Additionally, many windows on the terrace can be seen to be uPVC as well. However, a condition is proposed to ensure the opening style of the proposed windows are retained as existing. Hence, the proposal would not be out of keeping with the prevailing character of the property and area.

As such, in design terms, the proposal is considered acceptable in line with the above policies.

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.

The proposes no other alterations to the building's exterior, no new window openings are to be created but only relates to the replacement of the top floor flats' existing windows. As such, the development would not affect the residential amenity of neighbours and would not result in a loss of privacy.

As such, the proposal is acceptable in amenity terms, in line with the above policies.

Conclusion

The proposal is considered acceptable in design terms.

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 with 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 Notwithstanding the product specification sheet referred to within the application the replacement windows on the principal elevation of the building shall be uPVC sliding sash windows that match the proportions, design, appearance and method of opening of the original windows they are replacing, unless any variation or alternative is first agreed in writing by the Local Planning Authority.

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 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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.