



Officer Report

Application Number:	HGY/2026/0156
Application Type:	Full planning permission
Address:	Flats 1 to 4, Albert Buildings, Spencer Road, Hornsey, London, N8 9PF
Proposal:	Refurbishment of the building including the replacement of all existing timber sash windows with new timber double glazed sash windows.
Case Officer:	Neil McClellan
Valid Date:	20/01/2026
Applicant:	London Lauren Parker
Agent:	Charles Brady

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Refurbishment of the building including the replacement of all existing timber sash windows with new timber double glazed sash windows, the cleaning of guttering and rainwater goods, localised repairs to roof, including replacement slates, the fixing of loose lead flashing, the recovering of the rear flat roof, replacement of leadwork to dormers, repair of brick work, repair/replacement of fence panels, localised repairs to masonry façade and alterations to the communal interior staircase to ensure compliance with Building Regulations.

Site and Surroundings

The subject building is a detached four-storey building, with the upper (third) floor located within a mansard roof. Historically the building formed part of the Albert Works, a small factory complex, but has been in residential use for many years. It is unclear how long has been in residential use, but it has been registered as 4 flats since Council tax Records began in 1993.

A mews style development of 5 houses has been built to the rear of the building on the remainder of the Albert Works site (see history below). This development has been named Kings Gate Mews.

Planning and Enforcement History

The following is considered relevant to the current application.

History relating to Albert Works/Buildings:

HGY/2006/0922 – Planning permission granted for the erection of 4 x 2-bedroom and 1 x 3-bedroom houses. This was a variation of the previous approval (see below) subdividing one of the previously approved houses into two smaller ones.

All relevant conditions pursuant to his permission were approved under subsequent

CONSIDERATIONS

Replacement windows

The proposal is to replace all the property's existing windows which are currently a mix of ageing framed timber units (upper floor flat) and poor quality upvc units (ground floor flat), with new double glazed upvc windows

Both the existing timber and upvc windows are in poor condition, and are causing issues with heat loss, condensation, security and other related defects.

All new windows are to maintain the original windows proportions, whilst changing the opening style to a casement design. Given that the existing larger more prominent front ground floor windows are poor quality and non-original, their replacement is not considered to impact to any materially harmful degree on the appearance of the building. While the front upper floor windows are original timber sliding sash, their poor state of repair is noted, and their replacement is again not considered to materially harm the appearance of the property. It is also noted that the majority of windows in the street are no longer original, with many different styles of replacement windows in evidence, of varying quality. Given this context, the proposed replacements would not have a negative impact on the character and appearance of the application property, the wider streetscene or on local, visual amenity.

The replacement windows would deliver benefits in terms of greater thermal efficiency, an important consideration, being mindful of Haringey's Climate Change Action Plan (HCCAP) and the Council's objective to be net zero carbon by 2041. The new windows will also improve sound insulation and security for residents.

Other works

The other external works referred to on the application form are purely making good and repairing existing features such as the overhaul of existing guttering and rainwater pipes, localised repairs to the roof, the replacing of leadwork on the existing dormers, localised repairs to brickwork and coping, and the repair or replacement of damaged fence panels.

These works are considered acceptable, subject to them being carried out in materials that are a good match for those of the existing building. It is recommended that a condition to this affect will be attached to the decision.

The proposed internal works do not materially affect the external appearance of the building or its use and therefore do not meet the definition of 'development' in the Act and do not require planning permission.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

5001 Rev 1 – Proposed Elevation AA (Front)
5002 Rev 1 – Proposed Elevation BB (Side)
5003 Rev 1 – Proposed Elevation CC (Rear)
5004 Rev 1 – Proposed Elevation DD (Side)

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, unless indicated otherwise on the approved plans.

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: 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 their 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.

