

Officer Report

Application Number:	HGY/2026/2022
Application Type:	Full planning permission
Address:	Alexander Court, Hannay Lane, Hornsey, London N8, 9QQ
Proposal:	Replacement of existing ground floor doors to match existing.
Case Officer:	Josh Parker
Valid Date:	27/07/2022
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Applicant:	N/A
Agent:	Mr Guy Price

RECOMMENDATION

Approve with Conditions

1. Consultation

Local Representations

5 representations were received from neighbouring occupiers, local groups or any other interested parties.

Objections summarised

- duplication of works that were granted permission under planning permission HGY/2013/1842 for 'Replacement of existing windows and patio doors with matching uPVC double-glazed windows and patio doors', at further cost to leaseholders.

Officer comments:

Officers acknowledge the frustration expressed by residents that the proposal that was initially consulted upon appeared similar to the works approved under HGY/2013/1842, which were subsequently carried out in 2014 using the leaseholders' sinking fund, with window replacements across the building shown on the initial set of plans. It was later ascertained from the agent that this was an error, and revised plans were submitted which removed replacement windows from the proposal, as the windows were replaced in 2014 and did not need replacing.

The concern raised by residents was that granting permission now may result in duplicated works at further cost to leaseholders. While these circumstances are understood, they do not fall within the scope of matters that can be considered through the planning process. Notwithstanding this, it is understood that the doors were never replaced that were approved in the 2014 consent.

The comments indicate that the wooden front doors and the adjoining panel are the elements requiring replacement which did not get completed in 2014. Any dispute regarding whether such works have already been funded or completed is a matter governed by private lease arrangements

and agreements between the relevant parties. Issues relating to external works, service-charge liabilities, or potential duplication of costs are not material planning considerations and therefore carry no weight in the assessment of this application, consistent with established non-planning matters and the statutory planning framework.

Planning legislation requires officers to assess only those matters that engage material planning considerations, such as design, heritage, amenity, and compliance with relevant policies. Concerns relating to leaseholder disputes or financial arrangements fall outside this remit and must be resolved separately between the parties, in line with established planning principles.

As set out above, the case officer has discussed the matter with the agent who confirmed that proposal would be now for the replacement of doors not carried out after the 2014 consent, which would be completed along with works to Rainwater Goods, Cyclical Decorations and other internal works. For clarification, only windows in connection to the door sets would be replaced and the drawings/description have been updated to reflect this.

2. Planning History

The relevant planning history relating to the site has been reviewed and taken into account in the assessment of this application.

HGY/2013/1842 - Replacement of existing windows and patio doors with matching uPVC double-glazed windows and patio doors. Approved 25/10/2013

3. Planning Assessment

The subject site consists of flats within a 3-storey purpose built block located on the north side of a cul-de-sac off Crouch End Hill. The building is part of an estate of flats and houses built in the early 1990s. To the north of the site, running east-west is an overground railway. Development in the wider area is residential in character.

The site is also located in the Crouch End Conservation Area.

The proposal has been assessed against Policy DM12 (Housing Design and Quality) of the Haringey Development Management DPD (2017), which seeks to ensure that alterations to existing residential buildings are of a high-quality, site-specific and sensitive design that respects the architectural character and detailing of the original building. Policy DM1 (Delivering High Quality Design) is also relevant and requires development proposals to respond positively to their locality and surroundings.

The application seeks planning permission for the replacement of the ground floor doors entrance doors with timber composite double glazed door sets incorporating side panels that match the style and proportions of the existing entrance arrangement.

The submitted details indicate that the replacement doors would as be of an appearance to match the existing. As such, the appearance, proportions and means of opening of the principal front elevation windows would closely reflect the existing arrangement and preserve the established character of the façade.

It is noted that works would also generally refresh the external appearance with a minor cyclical decorations and works to rainwater goods to again, match the existing appearance.

The proposed doors would broadly match the appearance, proportions and arrangement of the existing entrance doors and side panels, and therefore would not adversely affect the character or

appearance of the property. Similarly, no objection is raised to the rain water goods or cyclical works as a whole. Works generally should enhance the building.

Accordingly, the development is considered to accord with Policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017), and policies SP11 and SP12 of the Local Plan, and is therefore acceptable.

4. Recommendation

It is therefore recommended that this application be **APPROVED** in accordance with the following 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.

APPROVED PLANS:

26022_P_002-01: Existing block plan
26022_P_001: Site location plan
26022_P_004-01a: Proposed floor plans
26022_P_004-02a: Proposed elevations
26022_P_004-06: Door type elevations

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: 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.

