Officer Report

Application Number:	**HGY/2026/2836**
Application Type:	**Full planning permission**
Address:	66 Tottenham Lane, Hornsey, London, N8 7EE
Proposal:	Replacement of existing windows with double-glazed uPVC windows and replacement of access and egress doors (where applicable) with composite doors, all to match the existing style and size.
Case Officer:	Mabs Bahrami Jovein
Valid Date:	14/10/202 6
Applicant:	N/A
Agent:	Mr Guy Price

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

2. Planning assessment

The application site comprises a two-storey terraced property that has been subdivided into self-contained flats. The site is not located within a Conservation Area, nor is it subject to any other heritage designation.

This application is being considered against DPD Policy DM12 ‘Housing Design and Quality’ which seeks to ensure that alterations to existing residential buildings to be of a high, site specific, and sensitive design quality, and to respect the period, architectural characteristics, detailing of original buildings. Equally DPD Policy DM1 ‘Delivering High-Quality Design’, which requires development proposals to relate positively to their locality, is a consideration.

This application seeks planning permission for the replacement of existing windows with double-glazed uPVC units and the replacement of existing access and egress doors with composite doors. All replacement windows and doors would match the existing openings in terms of size, design, and appearance.

The submitted drawings demonstrate that the proposed windows would broadly replicate the existing fenestration pattern, proportions, opening arrangements and frame colour. Although the replacement windows would be constructed of uPVC rather than the existing material, it is noted

that equivalent alterations to a single dwellinghouse could ordinarily be undertaken under permitted development rights. Whilst such rights do not apply to flats, this remains a material consideration in assessing the visual impact of the proposal.

The replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation, which are considerations that also need to be taken into account in considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, the use of uPVC windows here will not materially affect the external appearance of the character of the area nor do such works present any issues in terms of amenity for neighbouring occupiers. For the reasons outlined above, the works here are considered acceptable and in accordance with relevant planning policies.

3. 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:
26022_P_001
26022_P_002-01
26022_P_003-01
26022_P_003-02
26022_P_004-01
26022_P_004-02
26022_P_004-05a
26022_P_004-06

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 except where otherwise stated 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: 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: 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 his ownership.