



Officer Report

Application Number:	HGY/2023/2482
Application Type:	Full planning permission
Address:	18 Trinity Road, Wood Green, London, N22 8LB
Proposal:	Replacement of timber sash windows at rear with wood-grain uPCV casements. Infill of rear window to create better internal layout. Installation of uPVC bi-fold doors.
Case Officer:	Oskar Gregersen
Valid Date:	18/09/2023
Applicant:	Holly Hollis
Agent:	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the change of three original timber frame sash windows with wood effect uPVC windows along the Eastern elevation of the rear outrigger of the ground floor flat of 18 Trinity Road. Additionally permission is sought for the replacement of an existing rear facing door with a French uPVC double door onto the rear garden.

Site and Surroundings

The application site is a two-storey residential building, sub-divided into two flats since the early 1980's. The application site is the ground floor flat of the two, which benefits from a sizable rear garden. The surrounding area is characterised by a variety of building types, with the application site forming a terrace of five uniform buildings, with a pitched roof and bay window at ground floor level on the front elevation. The application site is located within Trinity Gardens Conservation Area, however it is not locally listed.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

OLD/1983/1591 | 18 Trinity Road, London, N22 | Self-containment of existing flats

HGY/2017/1799 | Flat A, 18 Trinity Road, N22 | Erection of rear former and one rear rooflight to roof of outrigger of first floor flat

HGY/2017/2335 | Flat A, 18 Trinity Road, N22 | Non-material amendment to planning application
HGY/2017/1799: Change to flat roof roof light from 1m x 1.5m to 1m x 2m

2. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal:

LBH Conservation Officer: - There is no objection to the replacement of the modern windows, nor the proposed differing style. However, the change for timber to uPVC would be a downgrading of the materials on this building within the conservation area, generally uPVC windows are not supported in principle within heritage setting as their design and materiality are uncharacteristic of the original design of the host buildings and would detract from its architectural interest and historic character.

3. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 11 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

4. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area;
3. 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.

Permission is sought for the replacement of three existing timber frame windows, with wood-effect uPVC sash units, additionally permission is sought for the removal of one window and installation of a rear facing French double door to facilitate internal improvements.

The proposed replacement windows would be located on the Eastern flank of the rear outrigger of the ground floor flat and would be finished in a wood grain effect. Officers note that the existing windows are of a different pattern of fenestration to the rear facing timber sash windows. The replacement windows would be of a four-pane pattern to match that of the rear facing windows at first floor level.

The application site is located within Trinity Gardens Conservation area, however the proposed changes are not deemed to be overtly impactful on the character of the area, more details of which will be discussed in the following section.

Overall, by virtue of the location of the proposed changes at ground floor level, in a location not visible from the street or other properties, Officers deem that the proposed changes would not impact negatively on the character of the host dwelling, and would be in general accordance with London Plan Policy D6, Local Plan Policy SP11, and DPD Policies DM1 and DM12.

Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Conservation comments were sought, to which the response was that the proposed materials of the windows would be unacceptable in a conservation area, Officers deem that by virtue of their positioning at the rear of the site, on the border of the conservation area, the choice to use uPVC in this instance is deemed to have less than considerable harm to the host building or character of the conservation area. Additionally, the windows being replaced are not deemed to have significant heritage significance, and as such the proposal would comply with DPD Policy DM9.

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.

With respect to neighbouring amenity, the proposed changes see the removal of one side facing window, with the remaining windows to be replaced. These windows are at ground floor level, and as such Officers deem that the changes would not interfere with neighbouring amenity. The proposal would be in general accordance with London Plan (2021) Policies D6 and D14, and DPD (2017) Policy DM1.

Conclusion

The proposal is considered acceptable as the changes to the host dwelling are considered to be minor, without significant detrimental impact to the character of the host building or the surrounding area including Trinity Gardens Conservation Area, and as such the proposal is deemed to be in general accordance with Policy.

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

5. RECOMMENDATION

GRANT PERMISSION subject to conditions

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 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.