



Officer Report

Application Number:	HGY/2023/2525
Application Type:	Householder planning permission
Address:	Flat 1, 13 Milton Road, Hornsey, London, N6 5QD
Proposal:	Like for like replacement of bathroom casement window and bedroom door with side and top light (both to rear of building)
Case Officer:	Oskar Gregersen
Valid Date:	21/09/2023
Applicant:	Miss Rebecca Ayers
Agent:	

RECOMMENTION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The application site is a lower ground floor flat in a building sub-divided as four flats in the 1970's. The site is located within Highgate conservation area with the buildings in this area being characterised by bright red brick on the front elevation, timber sash windows with glazing bars in the upper portion of the windows and mansard roof dormers.

The planning history of the site has been taken into account when coming to this decision, and is as follows;

HGY/2023/0047 | Replacement windows in a conservation area - Approve w/ Conditions

Permission is sought for the replacement of two rear windows and doors. The replacement door would be at lower ground level and the replacement window would be at ground floor level. The replacement units would be of similar appearance to the existing, but would be finished in double-glazed uPVC. These replacements would be similar to those put in place on the front elevation under permission HGY/2023/0047.

The proposal changes are considered to be in keeping with the host building and is in keeping with the pattern of development in the area. Materially the proposed changes would not be visible from the street, and as such the local character and visual amenity of the area will be protected.

The location of the proposed changes would not have an overbearing appearance to the neighbouring properties, as they would not create any new openings but rather replace existing ones at ground floor, and lower ground floor level. As such, there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to 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.

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.