

Officer Report

Application Number:	HGY/2023/2177
Application Type:	Householder planning permission
Address:	6 The Grove, Hornsey, London, N4 4HJ
Proposal:	Replacement of existing single glazed timber windows with like for like double glazed timber windows. Replacement of roof with new high-performance felt system. Like for like replacement of existing front door. Repairs and redecorations to existing porch, matching the current style and colour.
Case Officer:	Mercy Oruwari
Valid Date:	10/08/2023
Applicant:	3 Ms Regina Szmajda
Agent:	Mr Matt Peters

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

The subject site is a three-storey terraced property located on The Grove, which is a small private road opposite the railway tracks that sits between Mount Pleasant Villas on one end and the 'The Grove and Railway Park Allotments' at the other end. The application site is located within Stroud Green Conservation Area.

Stroud Green Conservation Area is a large conservation area comprising a number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings. This consistency informs the significance of the conservation area and forms a key part of its character and appearance. Stroud Green conservation area has no current adopted appraisal and equally there is no Article 4 Direction covering the conservation area, as such meaning small scale alterations (replacement windows, doors, rooflights) are currently not controlled in relation to single family dwellings.

The planning history of the site has been taken into account when coming to this decision:

- HGY/2022/3823 - replacement of windows and doors with double glazed uPVC windows and doors. Refused

- OLD/1979/0396 - 9/1/79 Conversion into 1 self-contained flat and 1 self-contained maisonette. Approved with conditions

The proposal is to replace the existing single-glazed timber sash windows with double glazed timber sash windows. The new softwood windows will match the existing box-sash style with no glazing bars to preserve the appearance of the dwelling. The proposal also includes the replacement of the front timber door, which will match the style of the existing door. As well as the front door, repairs would also be carried out on the entrance porch.

In addition to the replacement of the windows and front door the existing rainwater goods would also be replaced in a material, colour and profile to replicate the existing. The repair and redecoration of the timber fascia and soffits to match the existing style and appearance would also be included in the works. The final part of the works includes the replacement of the felt flat roof coverings to also match the existing style and appearance of the existing roof.

The timber replacement windows will follow the same pane arrangement and frame colour to respect the authentic look and quality of the original windows important to the character of the road. Specifically, the windows will have a sliding sash design to reflect the design of the current windows. It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

The replacement front entrance door with part-glazed part panel timber door will match the existing door style to this property, common to properties within this terrace.

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 specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

In all significant respects the replacement windows and door will match the existing and will not have any material effect on the external appearance of the property, leaving the character and appearance of the conservation area preserved.

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.

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

3. **RECOMMENDATION** - 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.

- 3 Notwithstanding the plans hereby approved the replacement windows to the front elevation hereby approved shall match the opening style and pattern of glazing bars of the existing windows and shall be painted white unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/estate consistent with the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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.