



Officer Report

Application Number:	HGY/2023/2532
Application Type:	Householder planning permission
Address:	130 Allison Road, Hornsey, London, N8 0AS
Proposal:	Replacement of existing timber sash windows with thick profile double glazed uPVC units.
Case Officer:	Sabelle Adjagboni
Valid Date:	21/09/2023
Applicant:	Mr Parkinson
Agent:	Hayley Grace

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development.

This is an application for the replacement of the existing timber sash windows to double glazed uPVC units.

Site and Surroundings

The application site consists of a two-storey terraced house comprised of two self-contained flats. The property is located on the eastern end of Allison Road. A mixture of timber and uPVC windows and doors can be seen on the terrace. The site is not in a conservation area, nor does it have listed building status.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site. Records show that the property was converted into two self-contained flats in 1985.

Consultation response

1 objection was received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 11 letters to neighbours. No representations were received.

2. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development is:

1. Design and appearance

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.

The proposed replacement windows would largely retain the design, style, colour, and fenestration of the existing. In terms of means of opening and proportions they will also match the existing. Moreover, the use of white framed windows and uPVC is widely evident in the area. Overall, the use of UPVC windows here will not be out of keeping with the prevailing character of the property or materially affect the external appearance of this terrace.

As such, in design terms, the proposal is considered acceptable in line with the above policies.

Conclusion

The proposal is considered acceptable in design. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

3. RECOMMENDATION

GRANT PERMISSION

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.