



Officer Report

Application Number:	HGY/2023/2988
Application Type:	Householder planning permission
Address:	95 Barrenger Road, Hornsey, London, N10 1HU
Proposal:	Replacement and enlargement of existing white UPVC window frames to dark coloured aluminium clad timber window frames with triple glazing.
Case Officer:	Cameron Sturges
Valid Date:	06/11/2023
Applicant:	Ms. Kate Prudence
Agent:	

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

2. CONSULTATION RESPONSE

2.1 No consultees.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of letters sent to neighbouring properties. No responses were received upon publicity of the application.

4. REASONS FOR GRANTING PERMISSION

4.1 The application site is a 2-storey end-of-terrace property located on the western side of Barrenger Road. The site is not located within any conservation area nor is it located within the curtilage of a listed building.

4.2 The planning and enforcement history of the site has been taken into account when coming to this decision.

4.3 This is an application for the replacement and enlargement of existing uPVC units to dark clad aluminium triple glazed windows to the front elevation and first floor rear elevation.

4.4 Barrenger Road has a varying uniformity with window materials and colours, with most properties featuring uPVC frames, with timber and aluminium frames also evident in the area.

4.5 The proposal seeks to enlarge the 2no. first floor windows to the front elevation and the rear elevation. It is acknowledged that the enlargement is rather minor and will have no adverse impact on neighbouring amenity. The ground floor window to the front elevation will be replaced and will remain the same size. As such, the proposal is acceptable in terms of preserving the character and

appearance of the host building and the surrounding area. The proposal is in keeping with the pattern of development in the area. The local character and visual amenity of the area will be protected.

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

Conclusion

4.7 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding area. Furthermore, the scheme complies with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and Policy SP11 of Haringey's Local Plan Strategic Policy 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

5. CIL APPLICABLE

5.1 N/A

6. 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.

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.