

Officer Report

Application Number:	HGY/2023/2037
Application Type:	Householder planning permission
Address:	19 Connaught Road, Hornsey, London, N4 4NT
Proposal:	Replace all single glazed timber sash windows with double glazed timber sash windows to match existing style, frame colour and fenestration. Replace timber four panel front door with new timber four panel front door to match existing style and scale.
Case Officer:	Josh Parker
Valid Date:	26/07/2023
Applicant:	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 mid-terraced property located on the Northern side of Connaught Road. 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/2010/2260 - Erection of rear conservatory to ground floor flat. Refused 31/01/2011.

3. Proposed Works

The proposal is to replace all single glazed timber sash windows with double glazed timber sash windows to match existing style, frame colour and fenestration. The proposal also includes the

replacement of the timber four panel front door with new timber four panel front door to match existing style and scale. Existing rainwater goods are to be replaced to match the existing material, colour and profile - black uPVC rainwater goods. The existing fascia and soffits are to be repaired and redecorated in a colour to match existing. The latter do not require planning permission.

4. Discussion

The timber replacement windows will follow this 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 opposed to the previous application referenced above.

The replacement front entrance door with four panel timber door will match the existing door style to this property, common to properties within this terrace as would the replacement black uPVC rainwater guttering and pipes and ancillary external repairs to the soffits and fascia.

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.

5. RECOMMENDATION - GRANT PERMISSION subject to conditions

Conditions:

- 1 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 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 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.

- 4 The replacement windows hereby approved shall match those of the existing building in terms of colour, texture, appearance and architectural detailing, including the curved head detail to some of the window and shall be maintained as such thereafter.

Reason: In order to maintain the attractive, original design of windows in the Stroud Green Conservation Area in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).