



Officer Report

Application Number: HGY/2023/2104
Application Type: Full planning permission
Address: 75 Lancaster Road, Hornsey, London, N4 4PL
Proposal: Replacement of all single glazed sash timber windows with double glazed sash timber windows to match existing style, front entrance timber part glazed panelled door with new timber part glazed panelled door to match existing style and existing timber side access door is to be replaced with a new timber side access door, two panel part-glazed.

Case Officer: Ben Coffie
Valid Date: 02/08/2023
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 application site is a three storey property located on Lancaster Road within a terrace of similar three storey properties. These dwellings are characterised by front bay windows and brick finish.

The proposal site is located within the Stroud Green conservation area however it is not a listed building.

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.

The proposed development is for the replacement of all single glazed sash timber windows with double glazed sash timber windows to match existing style, front entrance timber part glazed panelled door with new timber part glazed panelled door to match existing style and existing timber side access door is to be replaced with a new timber side access door, two panel part-glazed.

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.

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 doors 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.

All other proposed works are minor works to improve the appearance of the property, and as they would match the existing materials of the existing property, the works are not considered to have any adverse impacts to the character and appearance of the host property and the conservation area.

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 Nonwasting the approved plans and for the avoidance of any doubt, the replacement windows hereby approved shall match those of the existing building in terms of colour, texture, appearance and architectural detailing, including windows horn detail and the 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).

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.