



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/2852</b>                                                        |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                             |
| <b>Address:</b>            | 397 High Road, Wood Green, London, N22 8JB                                  |
| <b>Proposal:</b>           | Replacement of existing timber sash windows with double glazed uPCV windows |
| <b>Case Officer:</b>       | Laina Levassor                                                              |
| <b>Valid Date:</b>         | 03/11/2023                                                                  |
| <b>Applicant:</b>          | Mr Leon Atkinson                                                            |
| <b>Agent:</b>              | Hayley Grace                                                                |

## **RECOMMENDATION**

**Approve with Conditions**

### **SITE DESCRIPTION**

The subject site is a three-storey building, located on the western side of the High Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

### **CONSULTATION RESPONSES**

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

### **REASONS FOR GRANTING PERMISSION**

This application proposes the replacement of the existing timber framed sash windows with high-quality uPVC replacements which match the several examples of existing replacements throughout the residential surrounding. The proposal is in keeping with the pattern of development in the area, therefore, the local character and visual amenity of the area will be protected.

There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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

**Conditions:**

- 1 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.

- 2 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.