



Officer Report

Application Number:	HGY/2023/2730
Application Type:	Householder planning permission
Address:	4 Parham Way, Hornsey, London, N10 2AT
Proposal:	Replacement of existing timber windows with aluminium windows.
Case Officer:	Cameron Sturges
Valid Date:	11/10/2023
Applicant:	3 Mr Zsifkov
Agent:	Mr Ahmad Chaudhry

RECOMMENDATION

Approve with Conditions

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1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The subject site is a mid-terrace property within a row of four two-storey (with loft accommodation) dwellinghouses located on the southern side of Parham Way, N10. The surrounding uses are residential. The site does not contain a listed building but is located within Muswell Hill Conservation Area.

Description of Development

2.2 The proposal seeks to replace the existing 3 windows on the front elevation and all upper floor windows on the rear elevation with white coloured aluminium framed units. The proposal also seeks to replace the existing timber front door with an aluminium framed door.

Relevant Planning and Enforcement History

2.3 No relevant planning and enforcement history is available for the site.

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

- 1) LBH Conservation officer: No comments received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of a notice placed in the local press & a site notice displayed in the vicinity of the site, and 12 letters sent to neighbouring properties. 1 response was received in support of the application.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design, appearance and character of the conservation area

Design, appearance and character of the conservation area

5.2 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.

5.3 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

5.4 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

5.5 Parham Way is a small side street located between Rosebery Road and Grove Avenue which comprises contemporary terraced dwellings constructed in the 1990s/2000s. 6 Parham Way (HGY/2022/4397) and 8 Parham way (HGY/2022/2231) have also been granted permission for white aluminium frames. It is noted that some of these dwellings have installed grey aluminium frames without permission.

5.6 The proposal is to replace 3 windows at the front elevation, the upper floor rear windows as well as the entrance door with aluminium units. The materials of the windows will be a white aluminium colour and the door will be a more contemporary grey design, matching the original colour. The original plans showed grey window frames and this has since been changed as white

frames are more in keeping with the uniformity of other windows in the wider conservation area. Officers are now satisfied that the updated plans are satisfactory and sympathetic to the character and appearance of the host dwelling.

5.7 The proposed works to the host building are considered as acceptable and will be in keeping with the pattern of development in the immediate area. As such, the character and appearance to this part of the conservation area would not be harmed, leaving it preserved. In addition, the proposal would not impact on the amenities of any neighbouring occupants, and is therefore acceptable in amenity terms.

5.8 The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, Policy 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.

Conclusion

5.9 The proposal is considered acceptable in terms of its impact upon the character and appearance of the host property and surrounding conservation area. Furthermore, the scheme complies with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, Policy 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.

5.10 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.

6. CIL APPLICABLE

6.1 N/A

7. 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: 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.

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.