



Officer Report

Application Number:	HGY/2023/2851
Application Type:	Householder planning permission
Address:	395 High Road, Wood Green, London, N22 8JB
Proposal:	Replacement of existing timber sash windows on the front, rear, and side elevations, with white thick profile double glazed uPVC windows.
Case Officer:	Daniel Boama
Valid Date:	23/10/2023
Applicant:	Mr Leon Atkinson
Agent:	Hayley Grace

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a three storey mid-terrace residential building that has been subdivided into flats. It has a spacious front garden for bin storage. It is on the west side of High Road and is within walking distance to Bowes Park train station via Myddleton, and walking distance to Woodside Park to the south east on High Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

OLD/1983/0664 | GTD 05/4/1983 3/2/83 Conversion to form four self-contained single person flats.

OLD/1982/1027 | REF 21/12/1982 2/12/82 Conversion to form four flats.

OLD/1978/0562 | GTD 30/10/1978 31/8/78 Construction of an access to a classified road.

397 High Road

HGY/2023/2852 | GTD 14/12/2023 Replacement of existing timber sash windows with double glazed uPCV windows

The uPVC framed double-glazed replacement windows will follow this same pane arrangement and frame colour to respect the authentic look and quality of the original timber-framed windows important to the character of the road. Similarly, 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.

The replacement uPVC framed windows will match the existing timber framed windows in terms of appearance 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 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.

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.