

Officer Report

Application Number:	HGY/2023/2599
Application Type:	Full planning permission
Address:	Flat 2, 9 Albany Road, Hornsey, London, N4 4RR
Proposal:	Replacement of rear french doors with a new set of double glazed aluminium sliding glass doors, with the door opening remaining the same size.
Case Officer:	Eunice Huang
Valid Date:	27/11/2023
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Applicant:	Ms Ida Carlens
Agent:	

RECOMMENDATION

Approve with Conditions

1. CONSULTATION RESPONSE

1.1 The following responses were received following consultation on the application:

- LBH Conservation: 9 Albany Road lies within the Stroud Green Conservation Area. Alterations to and replacements of doors on the rear elevations have occurred along this terrace from Nos. 3-13. Accordingly, the proposed replacement door would not be a prominent change, located on a less sensitive elevation. The proposed change would have a neutral impact on the significance of the Conservation Area.

2. LOCAL REPRESENTATIONS

2.1 The application has been publicised by way of letters, advert and site notice. No representations were received.

3. REASONS FOR GRANTING PERMISSION

3.1 This is an application for the replacement of rear French doors with a new set of double glazed aluminium sliding glass doors, with the door opening remaining the same size.

3.2 The application site is a two storey mid-terrace dwelling, with a basement and loft level. The building has been divided into flats. This proposal relates specifically to flat 2, which is located on the ground floor level. Due to the natural topography of the area, the ground floor level is one level above the rear garden level. The site is located on the western side of Albany Road. The site is located in Stroud Green conservation area, in a residential area.

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

- Planning permission ref: HGY/2014/0835 – Construction of timber framed garden studio and greenhouse in rear garden – Approved with conditions 16/5/2014.

3.4. The external doors proposed to be replaced are located on the rear façade of the dwelling, on the ground floor level. The doors open out from the kitchen into a balcony. The existing opening is installed with a French door and fixed glazing panels. The replacement is proposed to be a set of double glazed aluminium sliding glass doors, within the existing opening.

3.5 Whilst the removal of the existing ornate timber framed doors and replacement with an aluminium framed unit would detract from the character of the building, the proposed change is located at the rear of the building and would not be visible from the public realm, and would not be a visually prominent alteration to the host building when viewed from neighbouring properties. As outlined by the Conservation Officer, there are many examples of other rear door alterations and replacements along this terrace row from Nos. 3-13. As such, the impact upon the appearance of the dwelling and conservation area would be very limited. Taking the above into consideration, the proposal would preserve the character and appearance of the conservation area, and would be acceptable in terms of design and appearance considerations.

3.6 The replacement door would not give rise to any additional overlooking compared to the existing French doors and glazing. Accordingly, the proposal would not have a material impact upon the amenity of neighbouring properties.

3.7 The proposed development is in general accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017, and 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.

3.8 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

4. RECOMMENDATION

GRANT PLANNING 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 The external materials to be used for the proposed development shall match in colour to the existing door and window frames 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.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.