



Officer Report

Application Number:	HGY/2023/2123
Application Type:	Householder planning permission
Address:	9 Connaught Road, Hornsey, London, N4 4NT
Proposal:	The proposal is to replace the existing single glazed timber sash windows with double glazed timber sash windows, replace timber front entrance door part glazed four panel with timber door part glazed four panel to match existing style and to replace side entrance timber part glazed two panel door with new timber part glazed two panel door to match existing style. (AMENDED DESCRIPTION).
Case Officer:	Roland Sheldon
Valid Date:	04/08/2023
Applicant:	Ms Regina Szmajda
Agent:	Mr Matt Peters

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains a three-storey mid-terrace property containing self-contained flats located on the northern side of Connaught Road in the Stroud Green area of Haringey, N4. The surrounding uses are residential. The site does not contain a listed building but is located within the Stroud Green Conservation Area.

2. THE PROPOSAL

The proposal is to replace the existing single glazed timber sash windows with double glazed timber sash windows, replace timber front entrance door part glazed four panel with timber door part glazed four panel to match existing style and to replace side entrance timber part glazed two panel door with new timber part glazed two panel door to match existing style.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

9 Connaught Road, N4

OLD/1969/0114: Conversion into three self-contained flats – Approved 19/12/1969

4. CONSULTATION RESPONSES

Internal & External Consultees

The following were consulted on the planning application:

- LBH Conservation Officer (comments on the basis of the original submission): There is insufficient detail with regards to the condition of the existing windows, and the replacement units would appear to fail to adequately replicate the original units.

Officer comment: Following on from the conservation officer comments, an additional set of elevations and sections of the replacement units at scale 1:20 were received.

- Stroud Green CAAC: No comments received.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 0

Objecting

Support

Neither

5. PLANNING CONSIDERATIONS

Design, character and heritage

London Plan policy HC1 requires that development proposals affecting heritage assets and their settings should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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 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, The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The replacement front sash units are shown on the revised elevations to largely replicate the frame dimensions and design of the existing units, which are of simple design. The thin sash horn detail would be replicated. The front door is shown on the revised plans to replicate the four-panel timber part-glazed front entrance door design and detailing of the existing unit. The plans also show that plaster repairs are proposed for the porch and bay window surrounds, for which planning permission is not required.

The windows to the rear of the site on the side elevation of the outrigger projection are also proposed to be replaced with like for like timber framed units.

The proposed replacement windows and doors as revised would be considered to be acceptable with regards to design, character and heritage considerations, in accordance with London Plan policy HC1, Local Plan policies SP11 and SP12, and DPD policies DM1, DM9 and DM12.

6. CONCLUSION

The proposed development is in in 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.

The proposal is considered acceptable and would preserve the character and appearance of the Stroud Green Conservation Area. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval subject to the following 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.