

Officer Report

Application Number:	HGY/2023/2854
Application Type:	Full planning permission
Address:	112 Priory Road, Hornsey, London, N8 7HP
Proposal:	The proposal replaces the existing timber sash windows with modern thick profile double glazed uPVC units.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	23/10/2023
Applicant:	Mr Leon Atkinson
Agent:	Hayley Grace

RECOMMENDATION

Approve with Conditions

1. APPLICATION DETAILS

Proposal: Provision of Replacement Windows. Proposal relates to renewal of the existing timber windows with updated modern Upvc equivalent with matching colour and new double glazing.

2. REPRESENTATIONS

The application has been publicised by way of 23 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0
Objecting: 0
Supporting: 0

3. REASONS FOR GRANTING PERMISSION

3.1 The site is a three-storey dwelling located on the north-eastern side of Priory Road, close to the junction with Alexandra Palace Way. The property has been converted into self-contained flats. The site is not within any Conservation Area and is not within the curtilage of any listed building.

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

- HGY/2022/4172 GRANTED 09/1/2023 - Renewal of the existing timber windows with updated modern uPVC equivalent with matching colour and new double glazing.
- HGY/2014/3057 GRANTED 09/04/2015 - Change of use of existing substation into 5no. self-contained residential units with associated external and internal alterations comprising dormer, raising of existing eaves and ridgeline by approx. 355mm, installation of 4no. Velux windows to south facing elevation, ancillary commercial storage, a refuse and recycle bin store and three off streetcar parking spaces.

3.3 The principle of development has been established by virtue of the previously approved planning approval under the reference HGY/2022/4172 dated 09/01/2023. Therefore, the substantive development has been accepted. The only difference between the approved scheme and the current application relates solely to the windows to the front, rear and the side of the property. Replacement doors has been omitted from the current application.

3.4 The proposal is for the replacement of timber framed single-glazed windows for new timber framed double-glazed windows to the front and the installation of new UPVC framed double-glazed windows and a new UPVC door to the rear. The timber replacement windows will follow this same pane arrangement to respect the authentic look and quality of the original windows important to the character of the estate. The sash horns and window hardware will match as closely as possible those of the existing windows. Equally the windows will have a sliding sash design to reflect the design of the current windows with the larger windows having a fixed central window, with just the two side windows being operable sash windows.

3.5 In respect of the rear elevation the proposal is to replace the windows in uPVC of the same proportions as the original. Given the rear elevations of the property in question are not openly visible from public vantage points and the need to avoid regular maintenance the use of uPVC here is considered acceptable. The minor variation caused here by the use of uPVC as opposed to timber does not significantly alter the appearance of the building in question.

3.6 The proposed new timber sash windows are of a good quality and design that is sensitive to character of the building. In all significant respects the windows will match the existing windows. They will not have any material effect on the external appearance of the properties and the estate as a matter of fact and degree.

3.7 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

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.

- 3 The external materials to be used for the replacement windows shall match the existing in terms of colour, design, number or panes, proportions and articulation of panes/glazing bars.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

- 4 The external face of the frame to all window elements shall be set in reveals to match those of the existing windows with the window frames painted white unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 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.