

Application Number:	HGY/2023/2178
Application Type:	Full planning permission
Address:	12 Florence Road, Hornsey, London, N4 4BU
Proposal:	Replacement of windows, rear entrance doors, facing brickwork/ chimney repairs and concrete roof tile repairs.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	10/08/2023
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Applicant:	Ms Regina Szmajda
Agent:	Mr Matt Peters

RECOMMENDATION

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

The subject site is a three-storey terraced located on the northern side of Florence Road, close with the junction with Upper Tollington Park. The property has been converted into self-contained flats. The application site is located within Stroud Green Conservation Area.

Stroud Green Conservation Area is a large conservation area comprising a number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings. This consistency informs the significance of the conservation area and forms a key part of its character and appearance. Stroud Green conservation area has no current adopted appraisal and equally there is no Article 4 Direction covering the conservation area, as such meaning small scale alterations (replacement windows, doors, rooflights) are currently not controlled in relation to single family dwellings.

The planning history of the site has been taken into account when coming to this decision. /or There is no planning history in relation to this site.

- HGY/2022/3822 – Approved 20/11/2023 - Replacement of single-glazed timber windows for double-glazed timber windows (to the front elevation) and double-glazed uPVC windows to the rear.
- OLD/1968 – Approved 25/11/1968 - Conversion of dwelling house into three self-contained flats. Commenced 31/01/1969.

The proposed development involves replacing the existing single-glazed timber sash windows with double glazed timber sash window. The existing timber rear double entrance door are to be replaced with new window with a matching style. Proposal also includes replacement facing brickwork, chimney repair and concrete roof tile repairs.

The timber replacement windows will follow this same pane arrangement and frame colour to respect the authentic look and quality of the original windows important to the character of the road. Specifically, 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 rear entrance door with part-glazed part panel timber door will match the existing door style to this property, common to properties within this terrace.

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.

In all significant respects the replacement windows and door will match the existing 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 brickwork and mortar repairs are acceptable and will also match the existing profile and appearance of the property. Replacement concrete roof tiles will match the existing style, colour and appearance.

The proposed development is in general 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.

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

3. 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.

- 3 Notwithstanding the plans hereby approved, the new 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 on the principal elevation of the building.

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.