



Officer Report

Application Number: HGY/2023/3291
Application Type: Householder planning permission
Address: Flat A, 20 Manor Road, Wood Green, London, N22 8YJ
Proposal: Replacement of existing sash timber windows throughout the property with Energy Grade A, UPVC double glazed sash windows in same style as existing windows.
Case Officer: Sarah Madondo
Valid Date: 11/12/2023
Applicant: Miss Lauren Braithwaite
Agent:

RECOMMENDATION

Approve with Conditions

Proposed development

Replacement of existing sash timber windows throughout the property with Energy Grade A, UPVC double glazed sash windows in same style as existing windows.

REASONS FOR GRANTING PERMISSION

The subject site is a two storey mid terraced property located on Manor. The property has been converted into flats and works relate to the first floor flat. 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. The applicant has submitted an email from the the Electoral Register which indicates the area of Manor Road N22 is dated 1908 and the email confirm that the property at No.20 was at that time already listed with two addresses, No.20 and 20A, suggesting that the whole property was purpose-built as two separate residential addresses.

The proposal is for the replacement of existing sash timber windows with Energy Grade A, UPVC double glazed sash windows. The layout, opening style and design would be similar to the existing. The application site is not within a conservation area nor in the vicinity of a listed building and the Energy Grade A, UPVC double glazed sash windows are relatively standard to this type of building in the local area. The design of the replacement windows would be similar to existing design and as such would respect the architectural qualities of the building.

There would be no material loss of residential amenities to neighbouring properties. The proposal is acceptable in amenity terms.

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.

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.