

Officer Report

Application Number:	HGY/2023/2143
Application Type:	Full planning permission
Address:	143 Stapleton Hall Road, Hornsey, London, N4 4RB
Proposal:	Replacement of windows, access doors, rain-water goods and fascia/soffit repairs.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	07/08/2023
Applicant:	3 Ms Regina Szmajda
Agent:	Mr Matt Peters

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The application seeks planning permission for the replacement of existing windows, access doors and repairs to fascia/soffits. The proposed works comprise of the following:

- (a) Repair and redecorate fascias, soffits and bargeboards to match existing style and colour.
- (b) Repair and redecorate timber fascias and soffits-colour to match existing.
- (c) Replace all single glazed timber sash windows with double glazed timber sash windows to match existing style, frame colour and fenestration.
- (d) Replace front entrance door with part-glazed five panel timber door to match existing style. Including replacement of the side entrance door with part – glazed panelled timber door to match existing style.
- (e) Replace half round black UPVC rainwater goods to match existing material, colour and profile.

2. Site and Surroundings

The application site is two-storey dwelling house with mansard roof above situated on northern side of Stapleton Hall Road close to the junction with Quernmore Road. The surrounding area is wholly residential in character.

The property has a black painted timber door, with overhead and surround and sliding sash timber windows in the front/rear elevations.

The site is located within Stroud Green conservation area and does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

The most recent planning history in relation to the site is as follows.

- OLD/1971/1122 – Granted 19/01/1971 - Conversion into two self-contained flats.
- OLD/1959/0681 – Granted 22/04/1959 - Conversion upper self-contained flat into boarding house.

3. Consultation response

The responses below were received following consultation on the application:

Internal:

- 1) LBH Conservation Officer: no comment.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 22 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

Supporting: 0

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Objects to the proposed style of the proposed front elevation windows. Front windows along the street and surrounding roads are mostly of the same design i.e., timber, sash with curved glazing bars and panels on the top frame. The submitted plan does not show the style of the existing front windows i.e., the windows are shown without the curved glazing bars and panels in the top frame.

Comments on representation

- Objector's comments are noted. The plan has been amended in addressing the concerns raised. The design of the window frame has been amended to reflect the existing windows which are in line with character of the conservation area and the wider surroundings.

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and Impact on the character and appearance of the conservation area.

Design and Impact on the character and appearance of the conservation area

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

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, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The subject site is a three-storey terraced located on the southern side of Lancaster Road, directly opposite Carlton Road. 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 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.

New window frames to be painted white to match existing. New black upvc rainwater goods. Brickwork & chimney mortar repairs to match existing. Fascia and soffits to be renewed and redecorated to match existing – black timber.

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 proposed development matches the existing windows, and they visually appear the same. Likewise, the fascia/soffit and brickwork repairs proposed will ensure the externals visually appear the same.

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.

Overall, it is considered that the proposed replacement windows and doors with good quality timber would create a more uniform and consistent appearance to the front and rear elevation of the building. The proposed double-glazed windows would not result in significant harm to the appearance of the building and the setting of the conservation area. The more prominent front elevations of the building still have timber windows which are not affected by the proposal. Having paid special attention to desirability to preserve or enhance the character and appearance of the area. It is considered that the less than substantial harm caused to the Conservation Area would not outweigh public benefits that would be gained by the proposal. The proposal would also improve the thermal efficiency of the building hereby contributing to reducing energy usage.

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

6. 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.