

Officer Report

Application Number:	HGY/2023/3218
Application Type:	Householder planning permission
Address:	35 Clifton Road, Hornsey, London, N8 8JA
Proposal:	Replacement of front and rear windows, installation of solar panels and external insulation.
Case Officer:	Mark Chan
Valid Date:	14/12/2023
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Applicant:	Mr Greg Hirst
Agent:	Ms Ana Alonso Truan

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey semi-detached property on the eastern side of Clifton Road. The site is located within the Crouch End Conservation Area but does not fall within the curtilage of a listed building.

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

PRE/2023/0143 – External changes to fenestration, insulation and installation of PV panels. Pre-application advice given 27/09/2023.

2.3 The proposed replacement of the single glazed window to the front, top floor room with a like-for-like double glazed, timber unit is not considered to harm the host property or the conservation area as it is similar to the design and material of the existing window. Whilst the proposed replacement of the existing single glazed windows at the rear of the property with double glazed uPVC units is not the most favourable design and material in a conservation area, its proposed installation at the rear of the property would not be harmful to the host property or the character and appearance of the conservation area. Overall, the replacement of the front and rear windows are considered acceptable in this instance.

2.4 The proposed 10 solar panels would be installed on the south-facing roof of the existing two-storey rear outrigger. The panels would not be visible from the street scene. The panels are considered to be a subordinate addition and would not harm the character and appearance of the host building and street scene.

2.5 External thermal insulation would be installed to the south facing flank wall of the property facing No. 33. The materials proposed include a terracotta finish to blend with the existing brickwork. Officers consider that this is sensitive to the design of the host property and the surrounding conservation area and is therefore acceptable.

2.6 The proposed alterations and installations to the host property are minor and would not result in any harm to neighbouring amenities. Overall, the proposal is acceptable in amenity terms.

2.7 The installation of the solar panels would allow for a method of energy generation that would see another household contributing towards the council's environmental goals. Officers support the proposal that would be in line with both local and national policy on green initiatives.

2.8 The proposed development is in general accordance with Policies DM1, DM12 and DM21 of the Development Management, Development Plan Document 2017, and policies SP4, 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.

2.9 The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

2.10 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.

- 4 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the drawings hereby approved.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 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.