

Officer Report

Application Number:	HGY/2023/1948
Application Type:	Householder planning permission
Address:	85 Florence Road, Hornsey, London, N4 4DL
Proposal:	Replacement of the existing single glazed timber framed sash windows with double glazed timber sash windows, and replacement of existing timber framed single glazed timber units with double glazed timber framed casement units, on the front and rear elevations of building.
Case Officer:	Roland Sheldon
Valid Date:	19/01/2024
Applicant:	4 Ms Regina Szmajda
Agent:	Mr Matt Peters

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains a three-storey mid-terrace property containing three flats, located on the northern side of Florence Road, N4. The surrounding uses are residential. The site does not contain a listed building or structure, and is located within the Stroud Green Conservation Area.

2. THE PROPOSAL

The proposal is for replacement of the existing single glazed timber sash windows with double glazed timber sash windows, and replacement of existing timber single glazed timber units with double glazed timber framed casement units, on the front and rear elevation of building.

3. Relevant Planning and Enforcement History

The property has the following planning history:

85 Florence Road, N4

Full planning history:

OLD/1974/0390: Conversion into 3 self-contained flats – Approved 23/08/1974

HGY/2022/0927: Loft extension including erection of a roof dormer and replacement of a rear window with french door and balustrade on first floor level – Approved 12/05/2022

HGY/2022/3832: Replacement of single-glazed timber windows with double-glazed timber windows to the front elevation and double-glazed uPVC windows to the rear – Not determined

No planning enforcement history.

4. CONSULTATION RESPONSES

Internal & External Consultees

Internal

LBH Conservation: No condition survey has been provided for the existing units to provide justification for their loss. In addition to the potential loss of the original windows, the proposed replacement window details would not match the existing windows, or the other in the terrace and would represent a downgrading of the quality of detailing and this would be considered to cause less than substantial harm to the significance of the Stroud Green Conservation Area.

External consultees/residents' Associations

- Stroud Green Residents' Association

The application was advertised by way of a site notice, a notice placed in the local press, and letters issued to neighbouring properties as part of the statutory period of consultation. No representations were received during the statutory consultation period.

5. REASON FOR GRANTING PLANNING PERMISSION.

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 fully controlled in relation to single family dwellings.

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

The proposed development involves the replacement of all 8 timber sash windows, and 4 casement windows on the front and rear elevations of the property.

All of the front replacement windows would be timber sash units, whilst the replacement rear and outrigger windows would also be timber framed units that replicated the opening arrangement and pane division of the existing units.

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 rear windows would also replicate the design, opening arrangement and materiality of the existing units.

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 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.

6. CONCLUSION

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.
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7. RECOMMENDATION

The application is recommended for approval subject to the following 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 proposed development shall match in colour, size, shape and texture those of the existing building.

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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.