



Officer Report

Application Number:	HGY/2024/0088
Application Type:	Full planning permission
Address:	Ground Floor Flat, 15 Burgoyne Road, Hornsey, London, N4 1AA
Proposal:	Replacement of front ground floor bay windows with timber sash windows, and replacement of rear door with window.
Case Officer:	Nathan Keyte
Valid Date:	11/01/2024
Applicant:	Ms Louise Inman
Agent:	Humphreys & Sons

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a 2 storey semi detached building in use as two flats. A side passage provides access to the rear of the site to the east of the building.

The proposal relates to the ground floor flat. The site does not fall within a conservation area, nor is the building a listed building.

2. THE PROPOSAL

Replacement of front ground floor bay windows with timber sash windows, and replacement of rear door with timber window.

The existing windows are uPVC and double glazed. The proposed windows will be timber double glazed.

3. Relevant Planning and Enforcement History

HGY/2004/0260,
Address: 15, Burgoyne Road, London, N4 1AA, London
Proposal: Erection of rear dormer window.,
Decision Date: 3 March 2004
Decision: Refuse

HGY/2017/2700,
Address: 15, Burgoyne Road, London, N4 1AA, London
Proposal: Proposed ground floor rear infill extension,
Decision Date: 16 October 2017

Decision: Approve with Conditions

4. CONSULTATION RESPONSES

Neighbour Consultation

The application has been publicised by the way of letters. No representations were received.

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

The proposal involves changes to the front elevation ground floor bay windows. Currently the ground and first floor windows match, and the proposal will result in the ground floor window frames becoming slimmer, and finished in timber rather than uPVC. There will also be additional frame detail to match that at the adjoining property at no. 13 Burgonyne Road, though the curved top to the windows will not be replicated.

Generally windows facing the public realm in a building are to be kept similar in design, to maintain cohesion in the appearance of the façade. While it is acknowledged that the proposed window design will introduce a change between the upper and lower floors of the host building, considering the changes will include moving to timber frames with detailing and slimmer frames, this change is considered to be an improvement. The frame designs will also appear to replicate those of the other building in the semi-detached pair. Considering this, and that the building is not a listed building or in a conservation area, the changes are considered to be acceptable in this case.

With regard to the proposed change to the rear façade from a door to a window, by reason of its location, this will also be acceptable. It is further noted that the change from door to a window will not result in the rear garden being inaccessible, with access gained via the rear infill extension previously approved (HGY/2017/2700) and since constructed.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

The proposed changes will not result in additional overlook or impacts on amenity of adjoining neighbours and are therefore acceptable.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL APPLICABLE

N/A.

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 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building unless where otherwise indicated on the approved drawings.

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: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.