Officer Report

Application Number:	**HGY/2023/2855**
Application Type:	**Full planning permission**
Address:	21 Harvey Road, Hornsey, London, N8 9PD
Proposal:	Replaces the existing timber sash windows with modern thick profile double glazed uPVC units.
Case Officer:	Josh Parker
Valid Date:	23/10/2023
Applicant:	Mr Leon Atkinson
Agent:	Hayley Grace

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey mid-terraced property, located on the northern side of Harvey Road, N8. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. The Proposal

The proposal seeks full planning permission for the replacement of existing timber framed windows with double glazed uPVC units on front and rear elevations.

3. Relevant Planning and Enforcement history

All relevant history has been considered.

Planning enforcement history.

None

Pre-application history

None

4. Consultation response

- There were no statutory consultees for this planning application.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants, a site notice and a notice placed in the local press. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No. representations received: 0

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and character

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 property currently benefits from what appear to the original timber sash windows on the frontage. These windows benefit from externally mounted grid glazing bars on both the ground and first floors. There is also a timber door with decorative glazing bar surrounds in the upper glazed element.

As revised, the proposal seeks to replace the existing timber sash frame windows with uPVC units on the front elevation that match the opening arrangement and glazing bar design with sash horn detail. The replacement windows would respect the character and appearance of the host building and wider locality in replicating the sash design, detailing, proportions and opening arrangement. Whilst the replacement uPVC upper floor front door would not replicate the decorative glazing bar design of the existing unit, this would not unduly harm the character and appearance of the property or the wider locality.

The rear windows and replacement door and side windows are currently uPVC units and would be replaced by units of a similar design. These windows are not visible from the public realm and their replacement with the proposed units would not result in unacceptable harm to the character and appearance of the property or the wider locality. As such, the proposed development is acceptable with regards to design and character considerations.

7. Conclusion

The proposal is acceptable with regards to design and character considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. CIL APPLICABLE

N/A

9. RECOMMENDATION

GRANT PERMISSION subject to conditions

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.

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.