



Officer Report

Application Number:	HGY/2023/3387
Application Type:	Householder planning permission
Address:	First Floor Flat B, 17 Scarborough Road, Hornsey, London, N4 4LX
Proposal:	Replacement of two rear-facing single-glazed timber window units with double-glazed uPVC units.
Case Officer:	Mercy Oruwari
Valid Date:	22/12/2023
Applicant:	Emily Rushgrove
Agent:	

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This is an application for replacement of 2x existing single glazed timber windows with double glazed uPVC windows at the rear of the property. The kitchen window is a casement style unit set further back with the side return. The master bedroom window would be a sash style unit at the end of the outrigger.

2. SITE AND SURROUNDINGS

The subject site is the first floor flat in a three-storey terraced property located on Scarborough Road, which is a short dead-end road that backs onto the railway tracks. The application site is located within Stroud Green Conservation Area.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The planning history in relation to the site includes:

- OLD/1986/1419 - 30/7/86 Conversion to form three self-contained flats. Approved with conditions

4. CONSULTATION RESPONSES

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 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: 0

The following local groups/societies made representations: 0

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and heritage

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

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.

The works here relate to the replacement of existing timber-frame windows at the rear of the property on the first floor level with uPVC units.

The proposed windows would be at the rear facing the railway lines, making them less visible from the roadway than the principal windows on the front elevation. Additionally, it is noted the properties in this group of houses have a multitude of different windows.

Although the material would be changed from timber to uPVC, the pane pattern, frame dimension, opening style and colour of the master bedroom windows would replicate the existing as closely as possible. As this window is slightly more visible this would retain the visual character at the rear. The pane pattern of the kitchen window, which would not be visible, would change from the existing unit. The unit would still be a casement style window but would not have the small vent light. The colour would still be white.

Given there are numerous examples of the use of uPVC in the area, it is deemed that the works here would not harm the character and appearance of the conservation area, leaving it preserved.

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.

Conclusion

On balance taking account of the specific related part of the elevation in question and extent of changes within the street, there are specific circumstances to allow for an appropriate uPVC frame in place of timber, with the conservation area left unharmed, preserved.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

6. RECOMMENDATION

GRANT PERMISSION -Subject to the following condition(s)

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 replacement master bedroom windows at the rear of the outrigger hereby approved shall match the opening style and pattern of glazing bars of the existing windows and shall be white unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/ estate consistent with the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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.

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.