



Officer Report

Application Number:	HGY/2024/0394
Application Type:	Approval of details reserved by a condition
Address:	41 Albert Road, Hornsey, London, N4 3RP
Proposal:	Approval of details reserved by a condition 3 (Windows and doors) attached to planning reference HGY/2023/2915.
Case Officer:	Daniel Boama
Valid Date:	16/02/2024
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Applicant:	Mr Stefan Schwartz
Agent:	Ms Christine Revell

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/2915 – Demolition of existing rear lean-to and conservatory and the erection of a single storey rear and side extension with a pitched roof and 8no. rooflights. Replacement of existing single-glazed windows with new double-glazed windows on the front and rear elevations. Installation of 8no. solar panels on the main roof rear slope – Granted on 30/10/2024.

2. CONSULTATION RESPONSE

LBH Conservation Team: Raise no objections.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

No works for the alteration, removal or insertion of windows and doors shall be carried out on the site until details of the proposed windows and doors including details of materials and finish and details at a scale of 1:10 or 1:5 of the proposed including the cills, reveals, jambs, and lintels have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: To preserve the character and appearance of the Conservation Area.

Pursuant to condition 3, details have been submitted in respect of HGY/2023/2915. The details submitted are considered acceptable and in line with the intentions of the condition.

Stroud Green Windows Ltd Drawings:

2 X Sliding Sash – SS1 (Living Room)

- Fixed top sash
- Fixed bottom sash

1 X Sliding Sash – SS2 (Living Room)

- Top sliding sash
- Bottom sliding sash

1 X Sliding Sash - SS3 (First Floor Back)

- Top sliding sash
- Bottom sliding sash

2 X Sliding Sash - SS4 (First Floor Front)

- Top sliding sash
- Bottom sliding sash

1 X Sliding Sash - SS5 (First Floor Back - Small Room)

- Top sliding sash
- Bottom sliding sash

1 X Sliding Sash - SS6 (Bathroom - Clear Glass)

- Top sliding sash
- Bottom sliding sash

1 X Sliding Sash - SS7 (Second Floor Back)

- Top sliding sash
- Bottom sliding sash

1 X Sliding Sash - SS8 (First Floor Back)

- Top sliding sash
- Bottom sliding sash

2 X Sliding Sash - SS9 (Second Floor Front)

- Top sliding sash
- Bottom sliding sash

The submitted plan confirms the location, size, and quantity of each timber window to be fitted in the existing brick openings. The replacement painted timber windows are being made by a joinery company to match existing. Detailed drawings giving dimensions of individual windows have been prepared by the joinery company Stroud Green Windows Ltd.

The materials to be used include timber and are considered acceptable in the context of the approved plans and the design of the scheme, as such ensuring the development will assimilate within its surrounding context.

4. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 3. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

