



Officer Report

Application Number:	HGY/2024/0243
Application Type:	Full planning permission
Address:	39 Harvey Road, Hornsey, London, N8 9PD
Proposal:	Replacement of existing timber sash windows with double glazed uPVC windows.
Case Officer:	Mark Chan
Valid Date:	05/03/2024
Applicant:	Mr Leon Atkinson
Agent:	Hayley Grace

RECOMMENDATION

Approve with Conditions

1. Consultation

2 objections were received in response to notification and publicity of the application. The reasons for objection can be summarised as follows:

- The tenants prefer timber and glass windows as replacement (Officer comment: This is not considered a planning matter, the tenant should communicate with the landlord directly.)
- The tenants state the roof of the property is leaking (Officer comment: This is not considered a planning matter, the tenant should communicate with the landlord directly.)

2. Planning assessment

The application site relates to a two-storey terraced property on the northern side of Harvey Road that has been converted into flats and is not located within a conservation area.

The application history in relation to this site is noted.

OLD/1977/0415 – 20/9/77 Conversion into 2 self-contained flats. Approved 09/12/1977.

This application is being considered against DPD Policy DM12 'Housing Design and Quality' which seeks to ensure that alterations to existing residential buildings to be of a high, site specific, and sensitive design quality, and to respect the period, architectural characteristics, detailing of original buildings. Equally DPD Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality, is a consideration.

This application is seeking consent for the replacement of the existing timber sash windows with modern thick profile double glazed uPVC windows at the front, rear and side elevations of the property. The replacement windows would have previously removed glazing bars reinstated. From the details submitted it is shown that the proportions and means of opening would largely match the existing design and the new windows will be white. While the existing window frames will change to uPVC, the use of such a colour and material is standard in the locality.

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 considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, the use of uPVC windows here will not materially affect the external appearance of this property nor do such works present any issues in terms of amenity for neighbouring occupiers. For the reasons outlined above, the works here are considered acceptable and in accordance with relevant planning policies.

3. Recommendation

It is therefore recommended that this application be APPROVED 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.

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.

