



Officer Report

Application Number:	HGY/2023/2035
Application Type:	Full planning permission
Address:	69 Florence Road, Hornsey, London, N4 4DJ
Proposal:	Replacement of existing single glazed timber sash windows with new double glazed timber sash windows. Replacement of existing three panel part-glazed timber front entrance door with a new part-glazed three panel timber door.
Case Officer:	Emily Whittredge
Valid Date:	26/07/2023
Applicant:	Ms Regina Szmajda
Agent:	Mr Matt Peters

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains a three-storey mid-terrace property containing three flats, located on the northern side of Florence Road, N4. The surrounding uses are residential. The site does not contain a listed building or structure, and is located within the Stroud Green Conservation Area.

2. THE PROPOSAL

The proposal is for the replacement of single-glazed timber windows and timber door in the front elevation, with double-glazed timber windows and timber door to match the existing style.

3. RELEVANT PLANNING AND PLANNING ENFORCEMENT HISTORY

The property has the following planning history:

HGY/2022/3831: Replacement of single-glazed timber windows with double-glazed timber windows to the front elevation and double-glazed uPVC windows to the rear - Granted 15/02/2024
OLD/1969/0206: Erection of bathroom and toilet extension at rear – Granted 25/8/1969
OLD/1976/0308: Conversion into 2 self-contained flats – Granted 25/05/1976
OLD/1976/0309: Conversion into 3 self-contained flats – Granted 17/8/1976

No planning enforcement history.

4. CONSULTATION RESPONSES

Internal & External Consultees

There were no statutory consultees for this planning application.

Neighbouring properties were notified of the proposal as part of the statutory period of consultation. No representations were received during the statutory consultation period.

5. REASON FOR GRANTING PLANNING PERMISSION.

Stroud Green Conservation Area is a large conservation area comprising a number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings. This consistency informs the significance of the conservation area and forms a key part of its character and appearance. Stroud Green conservation area has no current adopted appraisal and equally there is no Article 4 Direction covering the conservation area, meaning small scale alterations (replacement windows, doors, rooflights) are currently not controlled in relation to single family dwellings, but require permission in relation to flats like the application property.

The planning history of the site has been taken into account when coming to this decision.

The proposed development involves the replacement of the front sash windows and entrance door. The replacement windows to the front elevation would be timber framed sash units with double glazing, and the replacement door would be timber. The timber replacement windows will follow the same pane arrangement and frame colour, and will replicate sash horns and mouldings to respect the look of the original windows important to the character of the road. Additionally, the windows will have a sliding sash design to reflect the opening of the original windows. It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the existing, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly, if at all, detectable, given that the overall design and materials reflect the original.

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.

In respect of the entrance door, the replacement will replicate the original design including paneling and moulding detail, which are illustrated in section on the submitted plans.

In all significant respects the replacement windows and door will match the existing and will not have any material adverse effect on the external appearance of the property, leaving the character and appearance of the conservation area preserved.

6. CONCLUSION

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

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

The application is recommended for approval 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.

- 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 otherwise stated on the plans hereby approved.

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.