



Officer Report

Application Number:	HGY/2023/3104
Application Type:	Full planning permission
Address:	22 Harvey Road, Hornsey, London, N8 9PA
Proposal:	Replacement of single glazed timber windows with double glazed uPVC units on the front ground and first floor elevations, finished in a white foil to match the existing windows. Replacement of first floor timber balcony door with new uPVC panel door.
Case Officer:	Eunice Huang
Valid Date:	01/03/2024
Applicant:	Miss Katerina Achilleos
Agent:	

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

The subject site is a two-storey mid-terrace dwelling located on the south-western side of Harvey Road. The application site is not located within a conservation area or within the curtilage of a listed building.

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

- HGY/2007/1730 - Use of property as two x 2 bedroom self-contained flats - Approved with Conditions 26/9/2007.

The proposed development involves the replacement of the existing single-glazed timber sash windows with double glazed uPVC units windows on the front ground and first floor elevations, finished in white to match the existing windows; and replacement of first floor timber balcony door with new uPVC panel door.

The uPVC replacement windows will follow the same pane and glazing bar arrangement as the existing front first floor windows, as shown in the submitted site photo. This will be replicated on the first floor ground floor windows. The windows will have a sliding sash

design to reflect the design of the current windows. The windows will be white, matching the existing colour of the timber windows. The proposed replacement windows respect the existing character of the existing windows.

The replacement front balcony door on the first floor will also be white to match the existing and replacement windows. The UPVC door includes a window with glazing bars, similar to the existing door and windows.

In all significant respects the replacement windows and door will complement the host building, following the form and arrangement of existing windows. It will not have any material effect on the external appearance of the property and the street scene. While there is a change in materials from timber 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 specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

3. RECOMMENDATION - GRANT PERMISSION 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.