



Officer Report

Application Number:	HGY/2023/2933
Application Type:	Full planning permission
Address:	14 Mayfield Road, Hornsey, London, N8 9LL
Proposal:	The proposed replacement of the existing timber casement windows with new double glazed windows.
Case Officer:	Eunice Huang
Valid Date:	12/03/2024
Applicant:	Mr Leon Atkinson
Agent:	Hayley Grace

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a two-storey mid-terrace dwelling located on the eastern side of Mayfield 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.

The proposed development involves the replacement of the existing single-glazed timber casement windows with double glazed uPVC casement windows on the front and rear elevations across the ground floor and first floor level. The windows would be brown to match existing. The uPVC replacement windows match in size the existing, and match the existing windows appearance and opening arrangements.

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 a significant 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.

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.

- 3 The replacement windows hereby approved shall match the colour of the existing building.

Reason: In order to maintain the appearance of the dwelling in accordance with Policy SP11 of the Haringey Local Plan (2017) and Policy DM1 and DM12 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.