



Officer Report

Application Number:	HGY/2024/0794
Application Type:	Approval of details reserved by a condition
Address:	64 Talbot Road, Hornsey, London, N6 4RA
Proposal:	Approval of details pursuant to condition 3 (design and materials) attached to planning permission ref. HGY/2023/3062 for Rear dormer roof extension; installation of 3 x conservation rooflights to front roofslope; replacement of front windows with timber double glazed slim line windows; replacement and alteration of existing rear windows and doors with double glazed timber windows and doors; and other changes.
Case Officer:	Nathan Keyte
Valid Date:	21/03/2024
Applicant:	Mr & Mrs Davis
Agent:	Mr Kolja Strobl

RECOMMENDATION

Approve

ORIGINAL APPLICATION

Ref: HGY/2023/3062 - Rear dormer roof extension; installation of 3 x conservation rooflights to front roofslope; replacement of front windows with timber double glazed slim line windows; replacement and alteration of existing rear windows and doors with double glazed timber windows and doors; and other changes

CONSULTATION RESPONSE

LBH Conservation: No objection, provided the proposed roof tiles will be natural Welsh Slate to match the existing, and that the front windows will have expressed mullions rather than flush joints. [Officer comment: the drawings have since been revised to amend window detailing to expressed mullions, and the tiles confirmed to be natural Welsh Slate].

ANALYSIS/ASSESSMENT

Condition 3 (Details and Materials) reads:

Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:
a) Detailed elevational treatment of the dormer and the colour of materials utilised;

b) Front elevation windows (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows at a scale of 1:10) which shall include details of opening style to match those at no. 66 Talbot Road.

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

Assessment:

The information provided states the dormer will be finished in materials of hanging slate tiles to match the existing roof tiles, and a timber soffit to match the existing. The windows will be timber framed, and painted off-white to match the existing windows on the building.

With the front elevation, the Agent has clarified the following regarding works to the front elevation:

Due to cost savings W3 and W6 are the only windows we are planning to replace. W3 is UVPC and W6 does not match no 66. Both windows will be replaced with timber frame, slim lined windows matching No 66.

W1, W2, W4, W5 are timber windows and will only be refurbished, as this works out more economical.

I can confirm that all replacement windows will be slim lined.

The Front Elevation Plan provides details of the window opening styles of the adjoining 66 Talbot Road, with those proposed at 64 Talbot Road to match in opening style. The windows to be changed will be to timber and slim line double glazing.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS