



Officer Report

Application Number:	HGY/2023/2857
Application Type:	Full planning permission
Address:	44 Harvey Road, Hornsey, London, N8 9PA
Proposal:	Replacement of the existing timber sash windows with modern thick profile double glazed white uPVC units.
Case Officer:	Eunice Huang
Valid Date:	23/10/2023
Applicant:	Mr Leon Atkinson
Agent:	Hayley Grace

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

No representation was received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

The subject site is a two-storey terrace property located on the western side of Harvey Road located close to the junction of Spenser Road. The site is not located within a conservation area.

The proposal seeks to replace all existing timber windows with UPVC units. As per the amended plans the proposed UPVC windows on the front elevation will have a 'vertical sliding sash effect' and detailing to respect the current timber windows.

While in the case here it is accepted the introduction of UPVC has some implications for the appearance of this property, however, taking into account the details submitted, as well as an element of variance found in this immediate area in terms of fenestration, the works here will not harm the character of the area or visual amenity.

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.

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.

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.