



Officer Report

Application Number:	HGY/2024/0970
Application Type:	Householder planning permission
Address:	175 Stapleton Hall Road, Hornsey, London, N4 4QS
Proposal:	Replacement of rear windows and doors
Case Officer:	Gareth Prosser
Valid Date:	08/04/2024
Applicant:	Sophie Holden
Agent:	Mr Daniel Cieslak

RECOMMENDATION

Approve with Conditions

Proposed development

This is an application for replacement windows at lower ground level on the rear elevation, with timber units with a differing design.

Site and Surroundings

The application site is a lower ground floor flat in a large, terraced, Edwardian property. The site is located within the Stroud Green conservation area with the buildings in this area being characterised by bright red brick on the front elevation and white timber sash windows.

Relevant Planning and Enforcement history

No relevant history.

Local representations

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 6 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

The following local groups/societies made representations:

· None

The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

· None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and heritage.

Design and heritage

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

The works here relate to the replacement of existing timber-frame windows at lower-ground level to the rear of the property with timber windows of a differing design.

The proposed windows would be at the rear, lower ground level, meaning that they will not be visible from the street and therefore have no visual impact on the conservation area as a whole.

The proposed windows, whilst of a differing design replicate traditional sash windows in timber and are considered sensitive to the original property design. The introduction of new French door in the same material is also considered in keeping, preserving the character and appearance of the conservation area.

Conclusion

The proposed timber sash windows and French doors located at rear, ground level are considered acceptable, preserving the character and appearance of the conservation area.

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 the following condition(s)

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.