



Officer Report

Application Number:	HGY/2023/2934
Application Type:	Full planning permission
Address:	116 Nelson Road, Hornsey, London, N8 9RN
Proposal:	The proposal replaces the existing timber sash windows with modern thick profile double glazed uPVC units.
Case Officer:	Eunice Huang
Valid Date:	31/10/2023
Applicant:	Mr Leon Atkinson
Agent:	Hayley Grace

1. REPRESENTATIONS

One representation was received in response to notification and publicity of the application.

- UPVC windows are very unattractive and will negatively influence the aesthetics of this building and the immediate area.
- Would support replacement upvc windows to the rear of the house.

2. REASONS FOR GRANTING PERMISSION

The subject site is a two-storey terrace property located on the eastern side of Nelson Road, with accommodation at roof level. The site is not located within a conservation area. Nelson Road is a residential road running between Tottenham Lane and Weston Park.

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', replicating the current timber sash windows. In terms of the property in question it is noted that some of the current windows are not original. While the concerns above about the use of UPVC are noted, the property here is not within a conservation area, and as such the use of UPVC is therefore typically not subject to planning consent.

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 of current windows and amended detailed submitted, as well as an element of variance in terms of fenestration to properties in the area, the works here will not harm the character of the area/ 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.