



Officer Report

Application Number:	HGY/2024/2689
Application Type:	Full planning permission
Address:	Flat 3, 6 Stanhope Road, Hornsey, London, N6 5DD
Proposal:	Replace all single glazed timber framed windows of flat 3, 6 Stanhope Road, with the same style, size and shape double glazed UPVC windows.
Case Officer:	Josh Parker
Valid Date:	21/10/2024
Applicant:	Mr Christopher Pinto
Agent:	Ms Nooshin Motamed

RECOMMENDATION

Approve with Conditions

1. Consultation

Representations:

Please ensure that these replacement windows are as like for like as possible with those across the estate.

Officer comments: A condition has been secured to ensure that the windows bars, function and proportions match the existing.

2. Planning assessment

The application site relates to a large 3 storey building in use as flats. The site is not within a conservation area nor within the curtilage of a listed building.

This application is being considered against DPD Policy DM12 'Housing Design and Quality' which seeks to ensure that alterations to existing residential buildings to be of a high, site specific, and sensitive design quality, and to respect the period, architectural characteristics, detailing of original buildings. Equally DPD Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality, is a consideration.

This application is seeking consent for replacement of all current timber frame windows with new UPVC windows at the front, rear and side elevations of the residential building. From the details submitted it is shown that the proportions and means of opening to the new windows will largely match the existing, as well as the colour of the window frames remaining white. While the existing window frames will change to uPVC, the use of such a material is widely evident in the street and in most cases, in respect of single-family dwellings, the instillation of uPVC can be carried out under 'permitted development rights', rights which do not extend to flats.

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 considering

this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, the use of uPVC windows here will not materially affect the external appearance of this property nor do such works present any issues in terms of amenity for neighbouring occupiers. For the reasons outlined above, the works here are considered acceptable and in accordance with relevant planning policies.

3. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following 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 external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.
- 4 Notwithstanding the details shown on the approved plans, the proposed replacement windows on the principal (front) elevation of the building shall be white uPVC sliding sash windows (with a sliding sash form of opening, rather than the tilt form), unless any variation or alternative is first agreed in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 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.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.