

Officer's Report

Application Number	HGY/2022/3905
Type	Full planning permission
Location	First Floor Flat 3, 14 Coolhurst Road, Hornsey, London, N8 8EL
Proposal	Replacement of 8no. single glazed timber windows with like for like new double glazed timber windows.
Case Officer	James Mead
Valid Date	26/11/2022
Applicant Agent	Mr Alexandre Moufarek

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION, subject to conditions.

2. CONSULTATION RESPONSES

- LBH Conservation: No objection.

3. REPRESENTATIONS

3.1 0 representations were received in response to notification and publicity of the application.

4. REASONS FOR GRANTING PERMISSION

4.1 The application site is occupied by a three storey, semi-detached property, which is in use as four separate flats. This property sits on the eastern side of Coolhurst Road. The immediate setting is residential in character, being made up of a mixture of detached and semi-detached properties, as well as some blocks of flats. The site is within the Crouch End Conservation Area (CA) and the Appraisal covering this area identifies this property as one that makes a positive contribution to the character of the CA.

4.2 The planning history of the site has been taken into account when coming to this decision.

4.3 This application seeks to replace the existing single glazed, first floor windows on the front and rear elevations of the building, with new double glazed windows. No new window openings are intended to be created, as the new windows would be inserted in the same locations. The new windows would be of matching style and detailing to the existing windows, and as such would respect the appearance of the host property. The replacement windows would be of timber construction and this fenestration type is appropriate for use in a CA location. The Conservation Officer has not objected to the works and has not recommended any further conditions. Therefore, it is considered that sufficient information has been provided to demonstrate that the new windows would be acceptable. The character and appearance of the host property, the street scene and the CA would not be harmed. The special interest and historic significance of the CA would be preserved.

4.4 The proposed works would not result in any increased overlooking of neighbouring properties, nor any other adverse amenity impacts. The amenity and living conditions of neighbouring properties would be protected.

4.5 The proposed development is in general accordance with Policies DM1, DM9 & DM12 of the Development Management, Development Plan Document 2017, and Policies SP11 & SP12 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.

4.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

Conditions:

- 1 The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 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**
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**
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**
In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our preapplication advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.