

Officer's Report

Application Number	HGY/2022/3935
Type	Full planning permission
Location	Second Floor Flat C 4 Elder Avenue, Hornsey, London, N8 9TH
Proposal	Removal of old, rotten kitchen dormer window and fitting of new double glazed dormer window.
Case Officer	Mercy Oruwari
Valid Date	30/11/2022
Applicant Agent	Mr David Kelly

RECOMMENDATION

Approve with Conditions

2. REPRESENTATIONS

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

- Conservation Team – No objection

3. REASONS FOR GRANTING PERMISSION

3.1 The application site is a three storey mid-terraced property located on the Elder Avenue. The site is located within the Crouch End conservation area but does not fall within the curtilage of a listed building.

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

- HGY/2021/0190 - Replacement windows and doors. Granted
- OLD/1985/0326 - Conversion to form three self-contained flats. Granted

3.3 Permission is sought for the removal of the old rotten side dormer and the fitting of a new double glazed dormer window. The replacement of the window is supported by Conservation as it is considered to be an inappropriate and negative feature within the streetscape. The new window will have traditional flush casements, with ovolo glazing bars. The joinery of the window will be certified hardwood and painted to a white finish. The design of the proposed window is more in keeping with the traditional character and appearance of the area. As such, the proposal is considered to have an acceptable impact on the character and appearance of the host property and would preserve the character and appearance of the conservation area.

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

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

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:

- 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.
- The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.