

Officer's Report

Application Number	HGY/2023/0015
Type	Householder planning permission
Location	7 Rookfield Avenue, Hornsey, London, N10 3TS
Proposal	Replacement of single glazed ground floor front window with double glazed timber window.
Case Officer	Michelle Meskell
Valid Date	04/01/2023
Applicant	David Aron
Agent	

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This is an application for the replacement single glazed lower ground front window with double glazed window with wood construction to improve insulation

Site and Surroundings

The application site relates to a two-storey terrace property , located on Rookfield Avenue. The property is located within the Rookfield Estate Conservation Area and it is designated as an Article 4. The road is predominately residential in character.

The site is located within a conservation area and does not fall within the curtilage of a listed building.

The Rookfield Estate Conservation Area (CA) is a residential area characterised by low density housing, communal open spaces and un-adopted gated roads with grass verges and mature trees. The CA is characterised by residential properties in the Arts and Crafts style with timber casement and sliding sash windows.

Relevant Planning and Enforcement History

N/A.

LOCAL REPRESENTATIONS

No representations received from neighbours, local groups, in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The proposal is to replace the soft wood timber windows on front first floor with like-for-like replacement hard wood timber windows. The timber replacement window will follow this same

pane arrangement to respect the authentic look and quality of the original windows important to the character of the estate.

There will be no material effect on the external appearance of this property leaving the character and appearance of the conservation area preserved.

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.

GRANT PERMISSION subject to condition.

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.