

Officer's Report

Application Number	HGY/2022/4104
Type	Householder planning permission
Location	24, Cascade Avenue, Hornsey, London, N10 3PU
Proposal	Replace soft wood timber windows on 2nd floor loft (rear and side) with like-for-like replacement hard wood timber windows.
Case Officer	Michelle Meskell
Valid Date	14/11/2022
Applicant	Mr Lee Robinson
Agent	

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

This is an application for the replacement of soft wood windows on second floor loft (rear and side) with like-for like replacement hard wood timber windows.

Site and Surroundings

The application site relates to a two-storey semi-detached property with a hipped roof. , located on the eastern side of Cascade 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 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

HGY/2011/1317 – 24, Cascade Avenue London N10 3PU - Erection of side and rear dormers.

LOCAL REPRESENTATIONS

The application has been publicised by way of 8 letters. The number of representations received from neighbours, local groups, in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

REASONS FOR GRANTING PERMISSION

The proposal is to replace the soft wood timber windows on second floor loft (rear and side windows) 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.