

Officer's Report

Application Number	HGY/2022/4515
Type	Full planning permission
Location	71 Hillfield Park, Hornsey, London, N10 3QU
Proposal	Replacement of existing single glazed windows and doors to the ground floor flat with new timber double glazed windows and doors to match the existing.
Case Officer	Michelle Meskell
Valid Date	22/12/2022
Applicant	Mr Robert Steel
Agent	Mr Marc Konmay

RECOMMENDATION

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Approve with Conditions

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PROPOSAL

Proposed to replace the existing single glazed windows and doors to the ground floor flat with new timber double glazed windows and doors to match the existing.

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The subject site is on the North West side of Hillfield Park in Muswell Hill. The property comprises a two storey Victorian terrace house, it has been historically converted to contain two self-contained flats. It is situated within The Muswell Hill Conservation Area

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

The proposal seeks the replacement of windows to the front elevation at the ground floor flat. Currently the site is finished with single glazed timber sash windows. The proposed replacement windows would be of matching appearance and materials on the front, side and rear elevation. The proposed windows would be finished in similar timber materials, although they will be double-glazed it will have the same fenestration as the existing on the front elevation. This would minimise any impact on the appearance of the host building or the surrounding area. Therefore, it would not result in any material harm against the local character and visual amenity of the area. The proposal is acceptable in amenity terms given the nature of the proposal.

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. The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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 condition(s)

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.