

Officer's Report

Application Number	HGY/2022/4090
Type	Householder planning permission
Location	60, Rathcoole Gardens, Hornsey, London, N8 9NB
Proposal	Exchange of existing single-glazed timber windows and double-glazed uPVC windows for new fit for purpose double-glazed timber and uPVC window units
Case Officer	Michelle Meskell
Valid Date	15/12/2022
Applicant	Mr Barnaby Havercroft
Agent	mr Hugo Webb

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of existing single-glazed timber windows and double-glazed uPVC windows for new fit for purpose double-glazed timber and uPVC window units

Site and Surroundings

The application site relates to a three-storey terraced property consisting of a ground floor flat and maisonette at first and second floors, located in Rathcoole Gardens. The property is not located in a conservation area.

Relevant Planning and Enforcement history

N/A

LOCAL REPRESENTATIONS

The application has been publicised by way of 3 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.

The proposed replacement windows would match the design, means of opening and proportions of the existing units, so as to respect the authentic look and quality of the original windows important to the character of the area.

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

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