

Officer's Report

Application Number	HGY/2023/0416
Type	Householder planning permission
Location	11 Birchington Road, Hornsey, London, N8 8HR
Proposal	Replacement of existing PVC and aluminium casement windows with new wooden double-glazed casement windows.
Case Officer	Ben Coffie
Valid Date	13/02/2023
Applicant	Mr Jem Lane
Agent	

RECOMMENDATION

Approve with Conditions

PROPOSAL

Proposed Replacement of existing PVC and aluminium casement windows with new wooden double-glazed casement windows at the front and rear.

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a two storey residential building which forms part of wider terrace of approximately seven properties on the east side of Birchington Road. The site is located within Crouch End conservation area however does not fall within the curtilage of a listed building.

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

Currently the site is finished with PVC double glazed windows at the front and rear. The proposed replacement windows would restore its traditional appearance as the proposed windows would be finished in similar timber materials as the original windows, although they will be double-glazed their fenestration is considered acceptable. This would minimise any impact on the appearance of the host building or the surrounding area.

Due to the above consideration, the replacement windows 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.

RECOMMENDATION

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

- **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.