

Officer's Report

Application Number	HGY/2023/0451
Type	Householder planning permission
Location	Flat 2, 10 Dukes Avenue, Hornsey, London, N10 2PT
Proposal	Replacement timber windows to the property's ground floor front bedroom.
Case Officer	Mercy Oruwari
Valid Date	14/02/2023
Applicant	Mrs Jalali
Agent	Alex Howard

RECOMMENDATION

Approve with Conditions

1. APPLICATION DETAILS

2. REPRESENTATIONS

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

3. REASONS FOR GRANTING PERMISSION

3.1 The subject site is a two storey mid-terraced property with a 3rd level in the lower ground level, which is one of the few on the street. The site is located within the Muswell Hill conservation area but does not fall within the curtilage of a listed building.

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

- HGY/2017/0449 - Erection of ground floor rear extension and associated landscaping. Granted
- OLD/1975/0277 - Conversion to 3 self-contained flats. Granted

3.3 The proposal is for the replacement of timber framed single-glazed windows with new timber framed double-glazed windows to the front left-side (viewed from the street) of the property on the ground floor.

3.4 The timber replacement windows will follow the same pane arrangement and proportions to respect the authentic look and quality of the original windows important to the character of the road. The opening style and window hardware will match as closely as possible to those of the existing windows.

3.3 It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

3.5 In all significant respects the windows will match the existing windows. They will not have any material effect on the external appearance of the properties and the road as a matter of fact and degree.

3.5 The works here would preserve the character and appearance of both the conservation and article 4 area. The proposed development accords with the design and conservation aims of the London Plan 2021, the NPPF, policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017) and policies SP11 and SP12 of the Haringey Local Plan Strategic Policies 2017

3.6 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 conditions

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: Party Wall Act**
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.
- **INFORMATIVE: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- **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.