



Officer Report

Application Number:	HGY/2022/4244
Application Type:	Full planning permission
Address:	18 Rathcoole Gardens, Hornsey, London, N8 9NB
Proposal:	Replacement of existing windows and doors with new double-glazed uPVC windows and doors.
Case Officer:	Neil McClellan
Valid Date:	28/11/2022
Applicant:	Mr Barnaby Havercroft
Agent:	Mr Hugo Webb

RECOMMENDATION

Approve with Conditions

APPLICATION & SITE DETAILS

Proposal

Replacement of all existing single-glazed timber windows and doors with new double-glazed uPVC windows and doors.

Site Description

The application property is a mid-terraced part 2/part 3-storey house.

The site is not located within a conservation area.

Planning and Enforcement History

No recent planning history.

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The proposal is to replace all the property's existing windows and external doors which are currently ageing single glazed timber units with new double glazed upvc windows and doors.

The proposed replacement windows would match the design, means of opening and proportions of the existing units. The impact on the external appearance would therefore be limited.

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.

RECOMMENDATION

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: 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.