

Officer Report

Application Number:	HGY/2026/0363
Application Type:	Approval of details reserved by a condition
Address:	30 Cascade Avenue, Hornsey, London, N10 3PU
Proposal:	Approval of details pursuant to condition 4 (window details) attached to planning permission ref. HGY/2024/2058 approved on 12/11/2024 for roof refurbishment and loft conversion with introduction of rear dormer; one front and one rear rooflight; alterations to door and window on rear elevation; alterations to existing garden terrace; renewal of casement windows with double glazed timber windows.
Case Officer:	Nathan Keyte
Valid Date:	11/02/2026
Applicant:	Mr Robert Edmonds
Agent:	Mr Gabriel Alexander

RECOMMENDATION

Approve

ORIGINAL APPLICATION

Approval of details pursuant to condition 4 (window details) attached to planning permission ref. HGY/2024/2058 for roof refurbishment and loft conversion with introduction of rear dormer; one front and one rear rooflight; alterations to door and window on rear elevation; alterations to existing garden terrace; renewal of casement windows with double glazed timber windows. Granted on 12/11/2024.

CONSULTATION RESPONSE

LBH Conservation – Following amended details provided, these are acceptable and condition can be discharged.

ANALYSIS/ASSESSMENT

Condition 4 (Window Details) reads:

Notwithstanding the approved drawings, works for the installation of new windows to the front elevation shall be carried out on the site until details of the proposed windows including details of materials and finish and details at a scale of 1:10 or 1:5 of the proposed including the cills, reveals, jambs, lintels, glazing bars, and ironmongery including hinges have been submitted to and agreed in writing by the Local Planning Authority. The provided details should exactly match the existing

windows to the front elevation in terms of glazing bar dimensions, moulding, joinery arrangement, pattern and ironmongery details. The work shall then be carried out in accordance with those details and retained thereafter.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve the character and appearance of the Conservation Area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policies DM1 and DM9 of The Development Management DPD 2017.

Assessment:

Details have been provided and which are confirmed as acceptable and a good match to the existing windows in details, designs and dimensions.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 4