



Officer Report

Application Number:	HGY/2026/0738
Application Type:	Full planning permission
Address:	Flat C, 53 Hillfield Avenue, Hornsey, London, N8 7DS
Proposal:	Replacement of two windows in flat C on the third floor. The windows are located the rear of the property, not visible from a public footpath or road. Replacement of timber sash windows to double glazed uPVC windows.
Case Officer:	Josh Parker
Valid Date:	16/03/2026
Applicant:	Miss Sophie Gamble
Agent:	

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for replacement of the existing single glazed windows with double glazed Upvc windows.

2. Site and Surroundings

The application site is a three-storey terraced dwelling subdivided into flats. The application is related to the top floor flat. The application site is located within the Hillfield conversation area.

3. Relevant Planning and Enforcement History

HGY/2005/0466 - The erection of a single storey rear extension to the ground floor flat. Refuse

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties. One representation was received from neighbours, local groups, etc.

No comments have been received.

6. Material Planning Considerations

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable

design and construction principles'. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The proposal seeks to replace the existing timber windows with modern uPVC units of comparable proportions and detailing. Given the location of the windows, the change in material is not considered to materially alter its appearance or disrupt its established character.

While the use of uPVC within a conservation area is not typically encouraged, the windows in question are located to the rear of the property and are not visible from the public realm. As such, the change in material does not give rise to any harm to the character or appearance of the conservation area.

It is also noted that fenestration to the rear elevations of neighbouring properties is varied in terms of style, materials and detailing, further reducing the likelihood that the proposed replacement windows would appear incongruous or cause harm to the character or appearance of the conservation area.

Given the above, the proposal is considered acceptable in accordance with the policies outlined above and would harm the character and appearance of the conservation area, leaving is preserved.

The replacement windows will also provide improved thermal performance, energy efficiency and sound insulation, supporting the objectives of Haringey's Climate Change Action Plan and contributing to the borough's ambition to achieve net zero carbon emissions by 2041.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. CIL Applicable

N/A – Under 100sqm no new unit.

8. Recommendation

It is therefore recommended that this application be APPROVED in accordance with the following 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: Location Plan, Window spec1, Window sketches

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.

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.