

Officer Report

Application Number:	HGY/2026/1076
Application Type:	Householder planning permission
Address:	1 Fortis Green Avenue, Hornsey, London, N2 9LY
Proposal:	Alterations to rear patio door, closure of 4 existing windows on side elevation and proposed 2 new windows to side elevation. replacement of existing windows with likes for likes elsewhere.
Case Officer:	Roland Sheldon
Valid Date:	20/04/2026
Applicant:	6
Agent:	MS Gilad Egozi Mr Dan Diana

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey end-of-terraced L-shaped dwellinghouse located on the eastern side of Fortis Green Avenue, N2. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area. However, the boundary of Muswell Hill Conservation Area is to the immediate east of the site and the boundary with Fortis Green Conservation lies to the immediate west.

2. The Proposal

Proposed alteration to rear patio door, closure of 4 existing windows on side elevation and proposed 2 new windows to side elevation. replacement of existing windows with likes for likes elsewhere.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

Relevant planning history:

HGY/2014/2187: Annexe to side and rear of main house – Approved 31/10/2014

Land at, 1, Fortis Green Avenue, London, N2 9LY

HGY/2016/1918: Proposed new dwelling (use of annex as approved under consent HYG/2014/2187 as a separate dwelling) – Approved 08/08/2016

No planning enforcement history

4. CONSULTATION RESPONSE

- LBH Conservation: The proposed alterations would be within the setting of the neighbouring conservation areas but would have a neutral impact on their significance. The front door is original and will be difficult to replace like for like, particularly as there is stained leaded glass. It is recommended that they may want to remove this from the application and draft proof it or condition a) like for like replacement.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No. representations received: 0

Objecting:

Supporting:

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design, character and heritage and;
2. Impact on neighbouring amenity.

Design, character and heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings. Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting,

period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The host building as existing has already had its original timber windows replaced with uPVC framed sash units at the front and rear of the property, as well as the ground floor rear patio units which are uPVC framed. There are also non-original casement windows in the front and rear dormers and side wall of the property. The proposal seeks to replace the windows with double glazed like-for-like units on the frontage and rear elevation, with the sealing up of 2 first floor and 2 ground floor side windows and replacement with 2 new re-positioned windows, and another replacement window at first floor level on the side elevation.

The existing uPVC patio doors would be replaced with aluminium framed units. It is also proposed to replace the existing door with a like-for-like design. The proposed amendments to the fenestration would have a neutral impact on the significance of the adjacent conservation areas and would be acceptable in design terms. A restrictive condition can be imposed on the development that the replacement front door shall be like for like in design, detailing and materials as the existing unit.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

The alterations to the fenestration would not result in any adverse impact in terms of privacy conditions for neighbouring residents. The replacement windows would not be positioned in locations any more sensitive than the units that they would replace, and the 2 re-positioned side windows replacing the existing 4 windows are indicated to show that they will be treated as obscure glazing up to 1.7 metres height from internal finished floor level.

Taking the above into consideration, the proposal is acceptable with regards to amenity impact considerations.

7. Conclusion

The proposal is acceptable with regards to design, character, heritage and amenity impact considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

8. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

9. 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.

A-P-20 C, A-P-100 EXPR C, A-P-101 EXPR D, A-P-102 EXPR D, A-P-200 EXPR D, A-P-201 EXPR D, A-P-202 EXPR C: Location Plan, Existing and proposed plans and elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The replacement front door hereby approved shall match the existing unit in terms of design, detailing and materials.

Reason: In the interests of securing a satisfactory standard of design and the visual amenities of the locality, in accordance with policy SP11 of the Haringey Local Plan 2017 and policy DM1 of the Haringey Development DPD 2017.

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.