



Officer Report

Application Number:	HGY/2026/2047
Application Type:	Householder planning permission
Address:	24 Wellfield Avenue, Hornsey, London, N10 2EA
Proposal:	Replacement of two first floor rear windows including modifications to cill heights, and replacement of ground floor rear door and window with single glazed door including modifications to opening.
Case Officer:	Sarah Madondo
Valid Date:	21/07/202
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Applicant:	Mr Morten Helliesen
Agent:	Mr Michael Shaw

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Replacement of two first floor rear windows including modifications to cill heights, and replacement of ground floor rear door and window with single glazed door including modifications to opening.

Site and Surroundings

The site is a two storey Edwardian semi-detached building at the corner of Wellfield Avenue and Muswell Road. The property has been divided into two dwellings. The area is residential in character. The site is in Muswell Hill conservation area, but is not within the setting of a listed building.

Relevant Planning and Enforcement history

none

Consultation Responses

LBH Conservation - Reviewed at Conservation Surgery and raised no objection subject to like-for-like detailing.

LOCAL REPRESENTATIONS

The application was advertised by letters sent to neighbouring properties, a notice in the local press, and a site notice placed outside the premise. 1 letter of support was received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development is:

Impact on the character and appearance of the conservation area

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 considered. In relation to extensions or alterations to residential buildings, including roof extensions, 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 proposal is for the replacement of two first floor rear windows including modifications to cill heights, and replacement of ground floor rear door and window with single glazed door including modifications to opening. The proposed 2 rear first floor windows would be replaced like for like and from the details submitted it is shown that the proportions and means of opening to the new windows will largely match the existing, as well as the colour of the window frames. The replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation, which are considerations that also need to be taken into account in considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

The proposed replacement windows within the context of its surroundings would not result in an unacceptable impact on the character and appearance of the building or wider locality. For the reasons outlined above, the works here are considered acceptable and in accordance with relevant planning policies.

The proposal includes the replacement of existing single glazed timber framed door and window with a PPC aluminium framed glazed pivot door. The replacement door at ground floor would be proportionate and would not be visible from the public realms, and as such, is considered acceptable.

Overall the replacement windows and door will respect the character and appearance of the host building and would preserve the character and appearance of the conservation area.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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:

2508 S.01: Location Plan
2508_S.02: Block Plan
2508_P04: Prop SW elevation
2508_P.05_PROP ELEVATIONS 02_Rev A
2508_P06 Proposed Section A-A D-D
2508 P07: Proposed Section 02 B-B C-C

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