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25 September 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2026/1379
Location 11 Windermere Road, Hornsey, London, N10 2RD
Proposal Installation of air source heat pumps (ASHP) in the rear garden
and replacement of existing single glazed windows with double
glazed windows.
Received 15 May 2026

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
008 008 B Existing Proposed Rear Elevations.pdf	Elevation (Rear) - Existing	15 May 2026
008 009 B Existing Proposed Side Elevations.pdf	Elevation (Side) - Existing	15 May 2026
008 L1 B Proposed Location Plans.pdf	The location plan	15 May 2026
008 004 B Existing Proposed Roof Plan.pdf	Roof Plan - Existing	15 May 2026
008 050 A Existing Window Details.pdf	Detail Drawing	15 May 2026
008 052 A Proposed Window Details.pdf	Detail Drawing	15 May 2026
008 S1 B Proposed Site Plans.pdf	Block plan of the site	15 May 2026
008 002 B Existing Proposed First Floor Plans.pdf	Floor plan	15 May 2026
26039 001B rep Environmental Sound Survey Report.pdf	Noise impact assessment	15 May 2026
008 051 A Existing Window Details.pdf	Detail Drawing	15 May 2026
11 Windermere Road London N10 2Rd Heritage Statement.pdf	Heritage statement	15 May 2026
008 053 A Proposed Window Details.pdf	Detail Drawing	15 May 2026
008 003 B Existing Proposed Second Floor Plan.pdf	Floor plan	15 May 2026
008 - 001 - E-Existing & Proposed Ground Floor Plans		30 June 2026
008 - 007 - C-Existing & Proposed Front Elevations		7 July 2026
008 - 055 - A-Proposed Window Details		7 July 2026

11 Windermere Road - Design and Access Statement - Final
Environ ELV Acoustic Enclosure 2024 Detail Drawings
Environ ELV Acoustic Enclosure Components Specification

31 August 2026
31 August 2026
3 September 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (4)

- 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved drawings list:

008 008 B Existing Proposed Rear Elevations.pdf
008 009 B Existing Proposed Side Elevations.pdf
008 L1 B Proposed Location Plans.pdf
008 004 B Existing Proposed Roof Plan.pdf
008 050 A Existing Window Details.pdf
008 052 A Proposed Window Details.pdf
008 S1 B Proposed Site Plans.pdf
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Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the approved plans, all replacement windows hereby approved shall be constructed in timber and shall match the existing windows in terms of their design, proportions, opening method, glazing bar arrangement, frame profiles and external appearance. The replacement windows shall thereafter be retained as such.

Reason: To ensure that the replacement windows preserve the character

and appearance of the host dwelling and the Muswell Hill Conservation Area in accordance with Policies DM1, DM9 and DM12 of the Development Management DPD 2017 and the National Planning Policy Framework.

- 4** The air source heat pumps (ASHPs) and associated acoustic enclosures shall be installed in accordance with the approved plans and supporting acoustic information and shall thereafter be retained and maintained for the lifetime of the development.

Noise arising from the operation of the ASHPs shall not exceed 42 dB LAeq,T when measured at a point 1 metre from the façade of any habitable room window of a neighbouring residential property.

The ASHPs and associated acoustic enclosures shall be serviced and maintained in accordance with the manufacturer's recommendations to ensure ongoing compliance with the above noise limit.

Reason: To safeguard the amenities of neighbouring residential occupiers from noise and disturbance, in accordance with Policy D14 of the London Plan (2021) and Policies DM1 and DM23 of the Haringey Development Management 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.

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.

INFORMATIVE: Outbuildings and Building Regulations

Your attention is drawn to the need to comply with the relevant provisions of Building Regulations which can apply in relation to certain outbuildings in terms of size, use and proximity to a boundary. Please refer to the following for further advice.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings/

<https://www.haringey.gov.uk/planning-and-building-control/building-control>

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.