

Michelle Reynolds
146-148 Eltham Hill
London SE9 5DY
London
United Kingdom
SE9 5DY

6 February 2024

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

Case Reference HGY/2022/3828
Location 57, Florence Road, Hornsey, London, N4 4DJ
Proposal Replacement of single-glazed timber windows for new fit for purpose double-glazed timber windows (to the front elevation) and double-glazed uPVC windows to the rear.
Received 20 October 2022

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
Eurocell - double-glazed uPVC single casement window.pdf	Additional plans Sightlines @1:10	31 October 2022
Tech Drawings - uPVC Sash Eurocell sash.pdf	Additional plans	31 October 2022
57 Florence Road - 2308 - Proposed Elevations - Proposed Window Types.pdf	Additional plans	31 October 2022
20829D04 - Standard timber double-glazed bay window.pdf	Additional plans Scale 1:10 @A3	31 October 2022
20829D07 - Standard timber double-glazed door.pdf	Additional plans Scale 1:10 @A3	31 October 2022
Type C10-006 - double-glazed uPVC casement.pdf	Additional plans - Sightline @1:10 - Section X-X Scale 1:4 @A4 - Section Y-Y Scale 1:4 @A4 - Section Z-Z Scale 1:4 @A4	31 October 2022
57 Florence Road - 2305 - Proposed Elevations - Proposed Front and Rear Elevations.pdf	Elevation (Front) - Proposed	31 October 2022
57 Florence Road - 2306 - Proposed Elevations - Proposed Left Flank Elevation.pdf	Elevation (Side) - Proposed	31 October 2022
57 Florence Road - 2307 - Proposed Elevations - Proposed Right Flank Elevation.pdf	Elevation (Side) - Proposed	31 October 2022
57 Florence Road - 2309 - Proposed Elevations - Proposed Door Types.pdf	Additional plans	31 October 2022

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Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
T 020 8489 5504
www.haringey.gov.uk

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (3)

- 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.

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

- 3 Notwithstanding the approved plans and for the avoidance of any doubt, the replacement windows hereby approved shall match those of the existing building in terms of colour, texture, appearance and architectural detailing, including window horn detail and the curved head detail to some of the window, and shall be maintained as such thereafter.

Reason: In order to maintain the attractive, original design of windows in the Stroud Green Conservation Area in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The 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.

- 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.