



Officer Report

Application Number:	HGY/2024/1065
Application Type:	Householder planning permission
Address:	Second Floor Flat C, 26 Woodland Gardens, Hornsey, London, N10 3UA
Proposal:	Replacement window to front dormer window on the second floor.
Case Officer:	Mercy Oruwari
Valid Date:	16/04/2024
Applicant:	Mr Timothy Smyth
Agent:	Mr Simon Coles

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

2. REASONS FOR GRANTING PERMISSION

The subject site relates to the second floor flat located in a three storey end of terrace property which sits adjacent to the next set of terraces on that side of Woodland Gardens. There is a basement and a converted loft space where the host flat is located. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision and includes.

- HGY/2021/2079 – (Ground Floor Flat) Replacement of 3 x like for like front timber sash windows; replacement of 1x side timber window with uPVC window. Replacement of rear: 1x timber window with uPVC window; 1x timber window with uPVC doors; 1x door with glazed door. Approved with conditions
- OLD/1975/1482 - Conversion to 3 self-contained flats rear windows at rear. Approved with conditions

The proposal is for the replacement of the timber framed casement window in the front facing dormer. This be replaced with a 6x pane timber framed sliding sash window in the same opening. The style of opening would be similar to the recently approved ground floor windows.

In all significant respects, although visible from the street, the proposed window would be a closer match to the other windows in the property and on the street. Although the dormer would be visible from the street it is located on the roof which would not be immediately noticeable. The proposed

window will not have any material effect on the external appearance of the properties and the road as a matter of fact and degree.

The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 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.

3. **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.

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

- 3 Notwithstanding the plans hereby approved the replacement front dormer window frame shall be white unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building/ estate consistent with the London Plan 2016, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 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.