LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 07/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0433 **Ward:** Northumberland Park

Date received: 11/02/2015

Last amended date: NA

Drawing number of plans: 02, CDH389-014, CDH389-015.

Address: 4-26 Manor Road N17 0JJ

Proposal: Replacement of existing timber framed glazed screens and doors with powdercoated metal framed glazed screens and doors. New concrete entrance ramp all as indicated on the accompanying Drawing No's. CDH/389-014 & 015.

Applicant: The Mayor and Burgesses of London Borough of Haringey

Ownership: Homes for Haringey

Site Visit Date: 07/04/2015

Officer contact: Robbie McNaugher

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions
1) Development begun no later than three years from date of decision
2) In accordance with approved plans

1) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for replacement of existing timber framed glazed screens and doors with powdercoated metal framed glazed screens and doors. New concrete entrance ramp

3.2 Site and Surroundings

The application site is a 3 storey block of flats on the southern site of Manor Road.

3.3 Relevant Planning and Enforcement history

It is considered that the proposal would not adversely affect the visual amenity of the surrounding area. As such, the proposal is in accordance with policies SP0 and SP11 of the Haringey Local Plan 2013, UD3 of the Haringey Unitary Development Plan 'Saved Policies'.
None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

None

The following responses were received :

None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 17 letters

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 1
Objecting:
Supporting:
Neither: 1

5.3 The following Councillor made representations:

- Cllr Bevan

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Request that the doors open outwards as they are more difficult to force open

6 MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the area

6.2 Character and appearance of the area

Policy SP11 of the Local Plan (2013) requires development to enhance and enrich Haringey's built environment and Saved Policy UD3 (2006) seeks to ensure that development proposals are of a high design quality and are of a nature and scale that is sensitive to the surrounding area.

The proposed doors would replicate the existing vertical glazing bars of the existing doors and the proposed ramps would not be highly visible. The proposal is therefore considered not to harm the visual amenity of the area.

Concern has been raised that the doors should open outwards and this is what is proposed.

6.3Conclusions

It is considered that the proposal would not adversely affect the visual amenity of the surrounding area. As such, the proposal is in accordance with policies SP0 and SP11 of the Haringey Local Plan 2013, UD3 of the Haringey Unitary Development Plan 'Saved Policies'.

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

7. CIL APPLICABLE

There would be no increase in internal floor and therefore the proposal is not liable for the Major or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/0433

Applicant's drawing No.(s) 02, CDH389-014, CDH389-015.

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:
02, CDH389-014, CDH389-015.

Reason: In order to avoid doubt and in the interests of good planning.

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: Party Wall Act
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.