LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 20/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0579 **Ward:** White Hart Lane

Date received: 24/02/2015

Drawing number of plans: Window Specifications pages 1, 2, 3, 4; OS Map; Existing Photos.

Address: 15 Spottons Grove N17 7JB

Proposal: Installation of double glazed windows and door

Applicant: Mrs Patricia Alexander

Ownership: Private

Site Visit Date: 07/04/2015

Officer contact: Anthony Traub

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

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Installation of double glazed windows and door

3.2 Site and Surroundings

The subject building is two storeys. The building is not listed, nor is it located within a conservation area.

The surrounding area is residential.

3.3 Relevant Planning and Enforcement history

None.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Adjoining neighbours.

5. LOCAL REPRESENTATIONS

5.1 No representations received.

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Design and appearance
2. The impact on the amenity of adjoining occupiers

6.2 Design and appearance

The applicant proposed to change the existing windows and doors with double glazed uPVC windows and doors. The replacement windows would match those existing on site in size and would re-use existing openings in the building. The proposed windows are therefore of a very similar appearance and colour to what is currently existing.

Therefore, given the proposed windows will be of a very similar appearance those existing on site, the proposal is considered to be acceptable and would be complementary to the appearance of the existing building and surrounding townscape generally in accordance with the NPPF 2012, saved UDP 2006 Policy UD3, London Plan 2011 Policy 7.8, and Local Plan 2013 Policy SP11.

6.3 Impact on the amenity of adjoining occupiers

The proposal would replace existing fenestration on the existing building. No new outlook would be created, nor would there be any increase to the bulk of the building, therefore the proposal would not have an adverse impact on the amenity of the neighbouring properties.

Overall, the proposal is therefore in compliance with London Plan 2011 Policies 7.4 and 7.6, Local Plan 2013 Policies SP0, SP2, and SP11, and saved UDP Policy UD3 and is recommended for APPROVAL.

6.4 Conclusions

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 change in floor area 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/2015/0579

Applicant's drawing No.(s) Window Specifications pages 1, 2, 3, 4; OS Map; Existing Photos.

Subject to the following conditions:

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:

Window Specifications pages 1, 2, 3, 4; OS Map; Existing Photos.

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