LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1358 **Ward:** Harringay

Date received: 08/05/2015

Last amended date: n/a

Drawing number of plans: Site location plan dated 07 May 2015, ST30.2000, ST30.2001, ST30.2002 and ST30.2003

Address: 1a, 1b, 1c Lausanne Road N8 0HJ

Proposal: Replacement PVCu windows and doors

Applicant: Mr Lawrence Ainsworth Homes For Haringey

Ownership: Homes for Haringey

Officer contact: Samuel Uff

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

This is an application for replacement windows throughout the entire building. The openings would remain the same, as would the style of window design but the material would be PVCu.

3.2 Site and Surroundings

The application site is a three storey building, purpose built as flats. The building has no specific architectural value and has been built with little regard for the local architectural style. This is not a conservation area.

3.3 Relevant Planning and Enforcement history

No history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

None required.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 30 letters to neighbours.

5.2 No comments received

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 building and area
2. The impact on the amenity of adjoining occupiers

6.2 Character and appearance of the building and area

Local Plan Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan Policies 7.4 and 7.6.

The proposed replacement windows would match the existing sash design and retain the important window detailing of the frontage. The only change would be the PVCu material, which would replace the rotten wooden frames. This is a stand alone building and a number of dwellings in the area have also undertaken such replacements.

The proposed material would appear similar to the original wooden frames in terms of design and as such is considered acceptable in this instance. Therefore overall the proposal would not have a significant impact on the visual amenity of the area.

6.3 Impact on the amenity of adjoining occupiers

The London Plan 2011 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect and the avoidance of air, water, light and noise, pollution and of fume and smell nuisance.

The windows would replace existing windows so there would be no additional overlooking.

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

N/a.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1358

Applicant's drawing No.(s) Site location plan dated 07 May 2015, ST30.2000, ST30.2001, ST30.2002 and ST30.2003

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:

Site location plan dated 07 May 2015, ST30.2000, ST30.2001, ST30.2002 and ST30.2003

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

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.