LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1625 **Ward:** Alexandra

Date received: 02/06/2015

Drawing number of plans: Documentation received by the Council on 02/06/2015

Address: Flat C 24 Elms Avenue N10 2JP

Proposal: Replacement of four sash windows

Applicant: Ms Izabella Siemicka

Ownership: Private

Site Visit Date: 08/06/2015

Officer contact: Aaron Lau

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions a

Conditions:

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

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for Replacement of four sash windows

Site and Surroundings

2.2 The application site is rectangular in shape and comprises a two-storey terraced property sub-divided into 3 contained units located on the north eastern side of Elms Avenue.

2.3 The nature of the surrounding properties is residential in character.

2.4 The site falls within Muswell Hill Conservation Area.

Relevant Planning and Enforcement history

- OLD/1964/0182 - Conversion into three self-contained flats. – approved 11/03/1964

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- Muswell Hill/Fortis Green/Rookfield CAAC
- LBH Conservation Officer

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of a site notice displayed in the vicinity of the site and 22 letters. 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: 0
Objecting: 0
Supporting: 0

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area;
2. The impact on the amenity of adjoining occupiers;

6.1 Character and appearance of the conservation area

6.1.1 The site concerns two-storey, terraced property which falls within Muswell Hill Conservation Area. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology', saved UDP Policies UD3 and CSV5, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.1.2 The existing timber framed front dormer windows are single-glazed. The proposed replacement is for double glazed timber vertical sliding windows which are a like-for-like basis, and thus retaining the window profile, configuration and opening mechanisms of the existing sash windows. To that end, Officers consider the proposed window replacement would maintain the local character and visual amenity of the conservation area in meeting the above policies.

6.2 Impact on the amenity of adjoining occupiers

6.2.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause

unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.2.2 The proposal is for the replacement of the existing windows and doors which would not protrude beyond the principal elevations. As such the proposal would not create any degree of amenity loss in terms of daylight/sunlight and outlook to adjacent properties, and thereby be compliant to saved UDP Policy UD3 and London Plan Policy 7.6.

6.3 Conclusions

6.3.1 The proposed development is acceptable in principle as it would not adversely affect the residential amenity in terms of daylight/sunlight and outlook of neighbouring properties and has been sensitively designed to maintain the character and visual amenity of the conservation area.

6.3.2 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

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2015/1625

Applicant's drawing No.(s)

Documentation received by the Council on 02/06/2015

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:

   Documentation received by the Council on 02/06/2015

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