LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1858 **Ward:** Stroud Green

Date received: 24/06/2015

Last amended date:

Drawing number of plans: Enfield windows proposal quote for timber windows, Images of timber vertical sliding windows in white hardwood meranti

Address: 29 Woodstock Road N4 3ET

Proposal: Replacement of 3 existing aluminum windows with timber framed double-glazed windows (amended description)

Applicant: Mr Alexander Cooke

Ownership: Private

Site Visit Date: 05/08/2015

Officer contact: Valerie Okeiyi

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for replacement of 3 existing aluminum windows with timber framed double-glazed windows

Site and Surroundings

2.1.1 The application site is a three storey mid terrace house including lower ground located on the eastern side of Woodstock Road. The property is converted into three self contained flats and this application relates to the ground floor flat.

The site is located within a Conservation area.

Relevant Planning and Enforcement history

There is no relevant planning history

3. CONSULTATION RESPONSE

None

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 16 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

None

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;

Character and appearance of the conservation area

6.1 London Plan Policies 7.4 and 7.6 require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and Saved UDP Policy UD3 reinforce this strategic approach. The proposal must be assessed against Saved UDP Policy CSV5 and Local Plan Policy SP12 and London Plan policy 7.8 which seeks to ensure that extensions and alterations to existing buildings in conservation area do not cause harm to the character and appearance of the conservation area.

6.2 The proposal seeks planning permission for the replacement of 3 existing aluminum windows to the front of the property with timber framed vertical sliding windows.

6.3 The replacement windows to the front of the property from aluminium to timber would not harm the visual amenity of the area and would enhance the character and appearance of the conservation area , as such in accordance with policies 7.4 ‘Local Character’ and 7.6 ‘Architecture’ and 7.8 ‘Heritage Assets’ of the London Plan 2015, Policy SP11 ‘Design’, SP12 ‘Conservation’ of the Local Plan 2013, saved policy UD3 ‘General Principles’ and CSV5 ‘Alterations and Extensions in Conservation Areas’ of the UDP (2006).

Conclusions

The proposal would not adversely affect the visual amenity of the surrounding area and would enhance the character and appearance of the conservation area.

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/2015/1858

Applicant's drawing No.(s) Enfield windows proposal quote for timber windows, Images of timber vertical sliding windows in white hardwood meranti

Subject to the following condition(s)

1. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: Enfield windows proposal quote for timber windows, Images of timber vertical sliding windows in white hardwood meranti

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

2. 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.