LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 31/07/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1685 **Ward:** Noel Park

Date received: 09/06/2015

Drawing number of plans: CDH389/007, CDH389/016, CDH389/017, CDH389/018, CDH389/019, CDH389/020, CDH389/021, CDH389/022, CDH389/023, CDH389/024 and 01-17 inclusive

Address: 21-138 The Sandlings N22 6XP

Proposal: To enclose the existing open stairwells, lift lobbies and service areas between 3no. blocks (21-28 & 49-60, 49-60 & 87-97, 87-97 & 123-138). New powdercoated metal framed glazed portcullis style entrance doors and glazed screens with controlled door entry system and new powdercoated metal framed security railings to service areas as indicated on the accompanying drawing no's. CDH/389-007A and 016 - 024

Applicant: The Mayor and Burgesses of London Borough of Haringey.

Ownership: Council

Site Visit Date: 03/08/2015

Officer contact: Tobias Finlayson

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

Proposed development

To enclose the existing open stairwells, lift lobbies and service areas between 3no. blocks (21-28 & 49-60, 49-60 & 87-97, 87-97 & 123-138). New powdercoated metal framed glazed portcullis style entrance doors and glazed screens with controlled door entry system and new powdercoated metal framed security railings to service areas as indicated on the accompanying drawing no's. CDH/389-007A and 016 - 024

Site and Surroundings

The subject site consists of the Sandlings Housing Estate. The buildings themselves are brick and consist of four storeys.

The buildings are not listed nor are they located within a conservation area.

Relevant Planning and Enforcement history

HGY/1999/1040 GTD 02-11-99 38 The Sandlings Wood Green London links. construction of patent glazing. Enclosures to walkways and facility for housing services; upgrading of other garages, form residents community centre and separate storage/office Change of use and conversion of disused garages under flats to

HGY/2009/0307 GTD 07-04-09 92 The Sandlings London Replacement of existing wooden windows / doors with UPVC double glazed brown / white windows / doors.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Residents of The Sandlings, N22.

5. LOCAL REPRESENTATIONS

5.1 The following local groups/societies made representations:

- The Sandlings Estate Residents Association: Whilst not objecting to the proposal, they raise an issue as to whether some of the stairwells have been omitted. Specifically near 1, 82 and 122.
  RESPONSE: The proposal is assessed on its planning merits. This matter is a matter between the residents and the Council (as the provider/owner of the site) and would not hold weight with regards to the planning merits of the scheme.

6 MATERIAL PLANNING CONSIDERATIONS

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

- Design and appearance
- The impact on the amenity of adjoining occupiers

6.2 Design and appearance

The site concerns The Sandlings housing estate located in Wood Green. The buildings are four storeys and constructed from brick. The complex is characterised by open walkways and staircases. The proposal should be considered alongside the NPPF, saved UDP Policy UD3, London Plan Policy 7.8 and Local Plan Policy SP11.

The proposal involves the enclosure of the existing open stairwells, lift lobbies and service areas between 3no. blocks (21-28 & 49-60, 49-60 & 87-97, 87-97 & 123-138). New powdercoated metal framed glazed portcullis style entrance doors and glazed screens with controlled door entry system and new powdercoated metal framed security railings to service areas.

Whilst utilitarian in appearance, the proposals are considered to be acceptable given they would not discernibly alter the bulk and massing of the existing buildings on site with entrance improvement and additional fixtures seen as ancillary to the main use of the site as a housing estate and would not appear incongruous.

The proposal is therefore considered to be visually subservient to the existing buildings and would not harm the visual amenity of the street scene and wider area generally. As such, the proposal would be contrary to the NPPF, saved UDP Policy UD3, London Plan Policy 7.8 and Local Plan Policy SP11.

6.3 Impact on the amenity of adjoining occupiers

All development proposals are expected to maintain and respect the living conditions currently enjoyed occupants of adjacent residential properties as set out within saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

The proposals would not discernibly alter the massing of the buildings on site and would occur at the common entrance areas of the housing estate.

The proposal is not considered to harm neighbouring amenity with regards to loss of daylight/sunlight, outlook, privacy or create an increased sense of enclosure of residents of the estate given the works would not be directly adjacent to habitable room windows.

The proposal is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

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

The increase in internal floor area would not exceed 100 sq.m. 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/2015/1685

Applicant's drawing No.(s) CDH389/007, CDH389/016, CDH389/017, CDH389/018, CDH389/019, CDH389/020, CDH389/021, CDH389/022, CDH389/023, CDH389/024 and 01-17 inclusive

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:

CDH389/007, CDH389/016, CDH389/017, CDH389/018, CDH389/019, CDH389/020, CDH389/021, CDH389/022, CDH389/023, CDH389/024 and 01-17 inclusive

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