LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2982 **Ward:** Tottenham Hale

Date received: 09/10/2015

Drawing number of plans: OS plan, Silicone Render finish (p.1-25) and Context Statement.

Address: 37 Holcombe Road N17 9AS

Proposal: Installation of external wall insulation to rear elevation of property (householder application)

Applicant: E.ON Energy Solution

Ownership: Homes for Haringey

Officer contact: Nanayaa Ampoma

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. SITE AND SURROUNDINGS

The application site relates to a two storey property that forms part of a row of terraces. The area is predominately residential in character. The properties on the road have a mix of external finishes such as red painted bricks, exposed brick, and render.

The application site does not fall within a conservation area and is not listed. There is also no Article 4.

4. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning history for the site.

5. PROPOSED DEVELOPMENT

The application seeks planning permission for the development of an insulated wall around the existing property. The insulation would have a depth of 100mm and would be finished in cream render finish.

6. CONSULTATION RESPONSES

Neighbouring properties were notified via direct letters. No neighbour comments have been received.

7. MATERIAL PLANNING CONSIDERATIONS

Details submitted with the application suggest that there would be no impact on the amenity of existing neighbours because the works would be relatively minor. Therefore the main areas for consideration are:

- Design and impact upon the local character
- Energy and Sustainability

Design and impact upon the local character

Saved policy UD3 of the Unitary Development Policies requires that new developments complement their local character by way of scale, nature and design. This is further echoed by policies SP11 and SP12 which state that alterations to buildings should be of the highest standard of design that respects its local context, character and historic significance and that no development should dominate the existing features important to the building. This is supported by the London Plan policies 7.4 (Local character) and 7.6 (Architecture) and paragraphs 42- 46 of the National Planning Policy Framework (Requiring good design). As such it is important for applicants to provide these details where possible and necessary in order for officers to come to an educated decision. However in this particular cases information pertaining to the particular design details of the insulation have not submitted.

The property itself is currently painted red at ground floor and has cream render at its first floor. Details submitted with the application specify that the exact depth of the insulation will be 100mm. This Is not considered significant. The proposed insulation would be finished in a cream silicon render. The proposed works would have no harm to the property's rear elevation in terms of its depth or finish. As such it is considered acceptable on design grounds.

Energy and Sustainability

The London Plan (2011) policy 5.3 sets out the approach to climate change and requires developments to make fullest contribution to minimizing carbon dioxide emissions. The proposal should lead to a reduction in energy requirements and thereby minimizing carbon dioxide emissions. This benefit however needs to be weighed against historical context of the site and whether the preservation of the facade is more important.

Officers are of the view that the proposed works would increase the sustainability benefits of the scheme.

8. Conclusions

The proposed works are acceptable on design grounds and would improve the property's sustainability level.

9. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2015/2982

Applicant's drawing No.(s): OS plan, Silicone Render finish (p.1-25) and Context Statement.

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: OS plan, Silicone Render finish (p.1-25) and Context Statement.

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