LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3174 **Ward:** St Anns

Date received: 26/10/2015

Last amended date:

Drawing number of plans: Render specification, existing and proposed plan, ordannance survey, post install rear projection, pre-install front and back photos.

Address: 52 Cranleigh Road N15 3AD

Proposal: Installation of external wall insulation to rear elevation

Applicant: Mrs Maria Tanousis

Ownership: Private

Officer contact: Valerie Okeiyi

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for Installation of external wall insulation to rear elevation

Site and Surroundings

3.2 The site is located on the eastern side of Cranleigh Road close to the junction of Etherley Road and Black Boy Lane and in close proximity to Chesnut Park. The site is not located in a conservation area.

Relevant Planning and Enforcement history

3.3 There is no relevant history

4. CONSULTATION RESPONSE

4.4 There was no internal consultation carried out

3 LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 10 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

6 MATERIAL PLANNING CONSIDERATIONS

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

1. Impact of the proposed development on the character and appearance of the area;
2. Energy and Sustainability.

Impact on the character and appearance of the 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. This is further emphasised in Policy DM1 Delivering High Quality Design of the emerging Local Plan Development Management DPD.

6.2 The proposal seeks planning permission for the installation of solid wall insulation to the rear elevation only using the weber.therm Xm & VP external insulation systems.

6.3 The property is a mid terrace house which comprises of brickwork to the rear. The proposal will create a simple facade treatment that responds to the appearance and fenestration of the existing house. The application of the finish to the rear will create a new, yet consistent character across the area and would not harm the visual amenity of the area.

6.4 The proposed development is considered to be in accordance with policies 7.4 'Local Character' and 7.6 'Architecture' of the London Plan 2011, Policy SP11 'Design', SP12 'Conservation' of the Local Plan 2013, saved policy UD3 'General Principles' and Policy DM1 Delivering High Quality Design of the emerging Local Plan Development Management DPD.

Sustainability

6.5 Chapter 5 of the London Plan 2015 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. Local Plan Policy SP4 reinforces this strategic approach

6.6 The proposal seeks to incorporate sustainable measures that will significantly reduce the fuel bills and Improve the energy efficiency of the existing housing stock in order to reduce the UK's carbon dioxide (C02) emissions.

6.7 The proposal therefore complies with Local Plan Policy SP4 'Working towards a Low Carbon Haringey' and Chapter 5 of the London Plan.

Conclusions

6.8 The proposed development would preserve the character and appearance of the Conservation Area. The proposal would be sustainable and aims to improve the energy efficiency of the existing housing stock helping to reduce the fuel bills.

6.7 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/2015/3174

Applicant's drawing No.(s) Render specification, existing and proposed plan, ordannance survey, post install rear projection, pre-install front and back photos.

Subject to the following condition(s)

1. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: Render specification, existing and proposed plan, ordinance survey, post install rear projection, pre-install front and back photos.

   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.

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.