LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3275 **Ward:** Tottenham Green

Date received: 05/11/2015

Drawing number of plans: 2507-MA-E-EL-DR-2004.D00 2507-MA-E-EL-DR-2004-D00

Address: 67 Tynemouth Road N15 4AU

Proposal: Replacement of existing timber sash windows and doors to uPVC.

Applicant: Mr Andy Nadar London & Quadrant Trust

Ownership: Homes for Haringey

Officer contact: Neil Collins

2. RECOMMENDATION

GRANT PERMISSION

3. SITE AND SURROUNDINGS

The application site relates to a two storey terrace house. The site is not within a Conservation Area.

4. RELEVANT PLANNING HISTORY

There is no relevant planning history for the site.

5. DETAILS OF PROPOSAL

The application seeks planning permission for the replacement of existing wooden framed windows and doors at all sides of the property with uPVC.

6. CONSULTATION RESPONSE

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

7. RELEVANT PLANNING POLICY

National
National Planning Policy Framework (2012)
- Paragraphs 56-68 Requiring good design

The London Plan (2011)

- Policy 7.4 Local Character
- Policy 7.6 Architecture

Regional
Local Plan (March 2013)
- SP11: Design

Unitary Development Policies (Saved March 2013)
- UD3: General Principles

Supplementary planning guidance
- SPG 1A Design

8. ASSESSMENT

The main areas for consideration are:

- Design
- Amenity

8.1 Design

Policies UD3 and SP11 state that the Council will require all developments to be of the highest design standards in terms of their character, setting, context, form and scale to the existing building and the general area. This is further echoed by the London Plan policy 7.4 and 7.6 which state that the visual character of any area should be taken into consideration when assessing applications.

The proposed uPVC window and doors would replace the existing wooden frames within existing window panels. As such aside of the design of the uPVC there are no design elements to consider. The property is not within a conservation area and the proposed works would be to the whole of the property. As such, once completed, there would be a satisfactory level of uniformity in the properties elevation.

In light of the above the application is unacceptable on design grounds.

8.2 Amenity

Saved policy UD3 states that development proposals are required to demonstrate that there will be no unacceptable impact on the residential amenity of existing and proposed residents in terms of loss of daylight, sunlight, privacy or overlooking. Similarly, London Plan policy 7.6 requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

The proposed new windows will be placed in at the front of the property. As such they would have no impact on the amenity of existing neighbours.

9. CONCLUSION

The proposed works are unacceptable as they would have a negative impact on the character of the conservation area.

10. RECOMMENDATION

GRANT PERMISSION

Registered No.: HGY/2015/3275

Applicant's drawing Numbers: Site Location Plan, Existing elevations and Proposed elevations.

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: Site Location Plan, Existing elevations and Proposed elevations.

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