LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1547 **Ward:** Seven Sisters

Date received: 11/05/2016

Drawing number of plans: 101, 102 & Location Plan

Address: 57-76 Ermine Road N15 6DE

Proposal: Replacement of communal main entrance doors with new secure doors of the same design and colour but manufactured in metal.

Applicant: Mr Matthew Groves MultiFM Limited

Ownership: Homes for Haringey

Site Visit Date: 03/06/16

Officer contact: Duncan McKane

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the replacement of communal front doors to 3 blocks of flats along Ermine Road.

Site and Surroundings

3.2 The site consists of 3 blocks of flats (comprising nos. 57-76).on the western side of Ermine Road, with doors facing the High Road. The buildings are not listed and are not within a conservation area.

Relevant Planning and Enforcement history

3.3 No relevant history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- None consulted

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 20 letters to neighbouring occupiers. 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

The main planning considerations raised by the proposed development are:

1. Design and appearance
2. Impact on the amenity of adjoining occupiers.

6.1 Design and appearance

Local Plan (2013) Policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity which is supported by London Plan (2016) Policies 7.4 and 7.6. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

The design and appearance of the proposed replacement communal front doors to the 3 blocks along Ermine Road (doors facing the High Road) are of a high standard and, as far as they seek to match as much as possible the original design and the materials used, are fully in keeping with the host building and the other residential blocks in the immediate vicinity. It is noted that the existing painted timber glazed doors will be replaced with powder coated steel glazed doors in a similar style. The use of higher quality materials for the replacement doors is welcomed both for the improved appearance of these replacements doors and for the improved security these will afford residents.

The proposed replacement doors are considered to be acceptable on design and appearance grounds.

6.2 Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

This is an application for the replacement of communal front doors on the ground floor of the 3 block of flats along Ermine Road. As such, no new outlook will be created and no adverse impacts in terms of privacy overlooking that would otherwise affect the residential amenity of neighbouring occupiers would result.

The proposal will not cause unacceptable harm to the amenity of surrounding land or neighbouring occupiers and is therefore considered acceptable on amenity impact grounds.

6.3 Conclusions

The proposed replacement doors will match the style and materials of the existing doors and will be built to a high specification. The alterations will benefit residents in terms of providing improved security and visual amenity. This accords with London Plan (2016) Policies 7.4 and 7.6, Local Plan (2013) Policy SP11, UDP (2006) Saved Policy UD3 and Draft DM Policy (2015) DM1 'Delivering High Quality Design'.

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 Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/1547

Applicant's drawing No.(s) 101, 102 & Location Plan

Subject to the following condition(s)

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 approved plans comprise drawing nos: 101, 102. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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.