LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3540 **Ward:** Tottenham Green

Date received: 30/11/2015

Last amended date: N/A

Drawing number of plans: Unnumbered

Address: 11 Southey Road N15 5LJ

Proposal: Replacement of existing windows and front door with new white uPVC windows and timber / glazed door

Applicant: Miss Frances Stevenson

Ownership: Private

Site Visit Date: 25.01.2016

Officer contact: Gareth Prosser

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

Informatives:

1) Land ownership
2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for replacement of existing windows and front door with new white uPVC windows and timber / glazed door

Site and Surroundings

3.2 The site is a ground floor flat located within a typical, Victorian, terraced property. The site is not located within a conservation area.

Relevant Planning and Enforcement history

- None

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- Local Residents

The following responses were received:

1) None

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 17 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:
Objecting: 0
Supporting: 0

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance

6.1 Character and appearance

6.1.1 Local Plan Policy SP11 'Design' 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. To achieve this all 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'

6.1.2 The proposed UPVc windows would replace the existing UPVc windows and the existing timber door. Given that that the site is not within a conservation area, there are several precedents in the vicinity, and given the existing windows, the changes

are accepted and not considered a material change. The application is therefore considered in accordance with the above policies.

6.2 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

N/A

8. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Registered No. HGY/2015/3540

Applicant's drawing No.(s)

Subject to the following condition(s)/For the following reason(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 development hereby authorised shall be carried out in accordance with the following approved plans and specifications:Unnumbered

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

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.