LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3477 **Ward:** Woodside

Date received: 23/11/2015

Last amended date: DD/MM/YYYY

Drawing number of plans: WG08.340, WG08.341, WG08.350 & WG08.351

Address: 16 & 18 Grainger Road N22 5LT

Proposal: Replacement PVCU windows and doors

Applicant: Mr Wayne Antoine Homes For Haringey

Ownership: Homes for Haringey

Officer contact: Sarah Madondo

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) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for replacement of existing single glazed timber windows and timber doors with double glazed white PVCu windows / doors.

Site and Surroundings

3.2 The site application is two storey mid terraced house located on Grainger Road. The property has been converted into 2 self contained flats. The area is residential in character and site is not in a Conservation Area.

Relevant Planning and Enforcement history

None applicable

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 7 letters.

No of individual responses:
Objecting:0
Supporting:0

6 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design & Impact on the adjoining properties

6.1 Design and Impact on the adjoining properties

6.2 The London Plan 2015 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. 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.

6.3 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' 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 'General Principles' reinforce this strategic approach. 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.

6.4 The proposal is for the replacement of existing single glazed timber windows and timber doors with double glazed white PVCu windows / doors. The proposed windows will be similar in profile to the existing frames. The openings will remain dimensionally unchanged and the styles will be the same and as result would present a uniform appearance across these properties.

6.5 The site is outside a designated conservation area and it is felt that the proposed replacement windows/doors would not be harmful or significantly detract from the character of the locality in general.

6.6 Conclusions

Overall it is considered that the replacement of existing single glazed timber windows and timber doors with double glazed UPVc windows/ doors is acceptable. The design and detail are considered to be in keeping with the architectural integrity of the existing terrace and overall character in general.

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

Registered No. HGY/2015/3477

Applicant's drawing No.(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:WG08.340, WG08.341, WG08.350 & WG08.351

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

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.