LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 15/02/2016

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0130 **Ward:** Tottenham Green

Date received: 13/01/2016

Drawing number of plans: ST8.440, 441 & 450

Address: 14 & 14A Grove Park Road N15 4SN

Proposal: Replacement with timber and PVCu windows and doors

Applicant: Mrs Adeboun Atunwa Homes for Haringey

Ownership: Homes for Haringey

Site Visit Date: 15/02/2016

Officer contact: Anthony Traub

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

1. PROPOSED DEVELOPMENT AND LOCATION DETAILS

1.1 Proposed development

Replacement with timber and PVCu windows and doors

1.2 Site and Surroundings

The subject building is a two storey, mid-terraced building divided into flats.

The building is not listed, but is located in the Clyde Circus conservation area.

The surrounding area is residential in nature.

1.3 Relevant Planning and Enforcement history

None.

2. CONSULTATION RESPONSE

2.1 The following were consulted regarding the application:

- Adjoining neighbours;
- Ward Councillors.

3. LOCAL REPRESENTATIONS

3.1 One letter of objection was received. Matters raised being the potential harm to the conservation area.

3.2 RESPONSE: The proposal will install timber double glazed units to the front elevation with uPVC only to the rear. This is considered to be acceptable and would preserve the character and appearance of the conservation area.

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning issues raised by the proposed development are:

- Character and appearance of the conservation area
- The impact on the amenity of adjoining occupiers

4.2 Character and appearance of the conservation area.

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. With regard to development within Conservation Areas, The London Plan 2011 Policy 7.8 'Heritage Assets and Archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment. Furthermore Saved UDP Policy CSV5 'alterations and extension in conservation areas' states that the Council will require that alterations or extensions to building in Conservation Areas preserve or enhance the character of the Conservation Area.

The applicant proposes to change the existing windows and doors with double glazed uPVC framed windows and doors to the rear and timber units to the front. The replacement windows would match those existing on site in size and would re-use existing openings in the building. The proposed windows are therefore of a very similar appearance, colour to what is currently existing.

Therefore, given the proposed windows will be of a very similar appearance to those existing on site, the proposal is considered to be acceptable and would preserve the character and appearance of the conservation area.

4.3 Impact on the amenity of adjoining occupiers

The proposal would replace existing fenestration on the existing building. No new outlook would be created, nor would there be any increase to the bulk of the building, therefore, the proposal would not have an adverse impact on the amenity of the neighbouring properties.

Overall, the proposal is therefore, in compliance with Policy 7.4 Local Character and Policy 7.6 Architecture of The London Plan 2015, Local Plan 2013 policies SP0 Presumption in favour of sustainable development, SP2 Housing, SP11 Design as well as Saved UDP 2006 Policies UD3: General Principles.

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

5. CIL APPLICABLE

There is no increase in floor area and therefore the proposal is not liable for the Major or Haringey's CIL charge.

6. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Registered No. HGY/2016/0130

Applicant's drawing No.(s): ST8.440, 441 & 450

Subject to the following conditions:

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:

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