LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0183 **Ward:** Highgate

Date received: 19/01/2016

Last amended date: 05/02/2016

Drawing number of plans: EXT8.110, EXT8.140, EXT8.141, Resident Choices – Front Door Selections and email photos received by the Council on 05/02/2016

Address: 2, 3, 5, 6, 8, 9, 16, 18, 19, 22, 23, 24, 25, 26, 28, 29, 35, 36, 37, 39, 40, 41, 42, 44, 45 Toyne Way N6 4EG

Proposal: Replacement of timber windows and doors

Applicant: Mrs Adeboun Atunwa Homes for Haringey

Ownership: Homes for Haringey

Site Visit Date: 05/02/2016

Officer contact: Aaron Lau

1. 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. Working with the applicant
2. Hours of construction

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for replacement of timber windows and doors

Site and Surroundings

2.2 The application refers to a number of residential properties at Nos. 2, 3, 5, 6, 8, 9,16,18,19, 22, 23, 24, 25, 26, 28, 29, 35, 36, 37, 39, 40, 41, 42, 44, 45 Toyne Way.

The surrounding properties are residential in character and the seperate sites falls within Highgate Conservation Area.

Relevant Planning and Enforcement history

- HGY/2015/2873 - Replacement of timber windows and doors – withdrawn.

3. CONSULTATION RESPONSE

3.1 The following were consulted regarding the application:

- Highgate CAAC
- LBH Conservation Officer
- The Highgate Society Secretary

4. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 47 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: 0
Objecting: 0
Supporting: 0

5 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 of the conservation area

6.1 Character and appearance of the conservation area

6.1.1 The site falls within a conservation area. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings. This view should be considered alongside Chapter 12 of the NPPF, SPG2 ‘Conservation and archaeology’, saved UDP Policies UD3 and CSV5, draft DM Policy DM9, London Plan Policy 7.8 and Local Plan Policies SP11 and SP12.

6.1.2 The existing timber framed windows and doors are single-glazed. The proposed replacement is for double glazed PVCu windows and doors incorporating Georgian bar where required to the front and rear elevations.

6.1.3 In general and under conservation advice, uPVC is not considered appropriate within conservation areas. However, where the rear elevation is not significant and is not visible from the public realm, then the use uPVC may be acceptable under such circumstances. It should be further added that details should still match as closely as possible in appearance.

6.1.1 In this case, the principle of installing uPVC windows and doors to the rear elevation is considered acceptable as there are no public vantage points overlooking the site. Turning to the front elevation, the use of uPVC replacement windows and doors are accepted by Officers as they individual doors will be treated in a wood effect finish and the windows will retain the existing colour which is part of the original appearance of the Toyne Way properties. The assortment of windows has also been selected on a like-for-like basis, and thus retaining the window profile, configuration and opening mechanisms of the existing sash windows. To that end, Officers consider the proposed window replacements on the individual sites would maintain the local character and visual amenity of the conservation area in meeting the above policies.

6.2 Conclusions

6.2.1 The proposed development is acceptable in principle as it would maintain the character and visual amenity of the conservation area.

6.2.2 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

There will be no increase in internal floor area which 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/2016/0183

Applicant's drawing No.(s) EXT8.110, EXT8.140, EXT8.141, Resident Choices – Front Door Selections and email photos received by the Council on 05/02/2016

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 development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

   EXT8.110, EXT8.140, EXT8.141, Resident Choices - Front Door Selections and email photos received by the Council on 05/02/2016

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