LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0128 **Ward:** Tottenham Green

Date received: 13/01/2016

Drawing number of plans: OS Plan, (Prefix: ST8.) 500, 501, 502, 510 and 511.

Address: 19 & 19A Bedford Road N15 4HA

Proposal: Replacement of timber windows.

Applicant: Mrs Adeboun Atunwa Homes for Haringey

Ownership: Homes for Haringey

Officer contact: Nanayaa Ampoma

2. RECOMMENDATION

GRANT PERMISSION subject to conditions:

- Expiry
- Approved Plans

3. SITE AND SURROUNDINGS

The application site relates to a two storey semi detached property. The site falls within the Clyde Circus Conservation Area, however is not listed. The works are part of Haringey Council's general upgrading of its properties.

4. RELEVANT PLANNING HISTORY

There is no planning history for the site.

5. DETAILS OF PROPOSAL

The application seeks planning permission for the upgrading of the existing front windows with new timber frames and the replacement of the existing rear timber windows with uPVC.

6. CONSULTATION RESPONSE

Neighbouring properties were notified via direct letters. Neighbour comments have been received from 19 Bedford Road as follows:

- As the owner of no.19 Bedford Road, I have not been made aware of the application.

Officer response: Officers have contacted the above neighbour and were told that they have since been notified and they are happy with the proposed works. The original application form has also been rectified with the correct Certificate B.

7. ASSESSMENT

The main areas for consideration are:

- Design
- Amenity

7.1 Design

Policies UD3 and SP11 state that the Council will require all developments to be of the highest design standards in terms of their character, setting, context, form and scale to the existing building and the general area. This is further echoed by the London Plan policy 7.4 and 7.6 which state that the visual character of any area should be taken into consideration when assessing applications. Policy CSV5 also requires that alterations in a conservation area preserve or enhance the character of the area of reinstate historic or characteristic features of buildings. This is also supported by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act [1990] and paragraph 132 of the Framework, which anticipates, amongst other things, that great weight shall be given to the conservation of designated heritage assets.

All new frames would be fitted in existing openings. The proposed upgrade works to the front windows would be with new wooden frames. The existing property already benefits from similar wooden frames. It is anticipated that the replacement wooden frames to the front of the property would fall under what is considered refurbishment and does not require formal planning permission. Only two windows at the rear would be altered from wooden to uPVC and both are smaller windows and would not be visible to the main front elevation. It is not considered that the replacement of the existing rear wooden windows with uPVC frames would cause significant harm to the character of the Conservation Area or the property given their position and size.

In light of the above, it is considered that the proposal would preserve and enhance the Conservation Area by improving the existing appearance of the property, especially to the front elevation.

7.2 Amenity

Saved policy UD3 states that development proposals are required to demonstrate that there will be no unacceptable impact on the residential amenity of existing and proposed residents in terms of loss of daylight, sunlight, privacy or overlooking. Similarly, London Plan policy 7.6 requires that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

The proposed new windows will be placed in at the front of the property. As such they would have no impact on the amenity of existing neighbours.

8. CONCLUSION

The proposed works are acceptable as they would not have a negative impact on the character of the Conservation Area.

9. RECOMMENDATION

GRANT PERMISSION

Registered No.: HGY/2016/0128

Applicant's drawing Numbers: OS Plan, (Prefix: ST8.) 500, 501, 502, 510 and 511.

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:OS Plan, (Prefix: ST8.) 500, 501, 502, 510 and 511.

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