LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0182 **Ward:** Stroud Green

Date received: 18/01/2016

Drawing number of plans: Site plan, Location Plan, Hand sketched floor plan, uPVC specifications

Address: Flat 2 Farnefields Court Oakfield Road N4 4LA

Proposal: Replacement timber windows and door with white uPVC windows and door

Applicant: Mr Max Cohen

Ownership: Private

Officer contact: Nanayaa Ampoma

2. 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

3. SITE AND SURROUNDINGS

The application site relates to a three storey block of flats at the corner of Mount View Road and Oakfield Road. It falls within the Stroud Green Road Conservation Area.

4. RELEVANT PLANNING HISTORY

1, 2, 4, 5, 6, 7, 8, 9 Farnefields Court Oakfield Road London
HGY/2016/0719: Replacement windows and doors – *Pending consideration.*

5. DETAILS OF PROPOSAL

The application seeks planning permission for the replacement of wooden framed windows and doors with uPVC.

6. CONSULTATION RESPONSE

Neighbouring properties were notified via direct letters. Neighbour comments have been received from Flat 3 Farnefields Court. These comments can be summarised as follows:

- Fully support development.

7. ASSESSMENT

Local Plan Policy SP11 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. Policy SP12 states that the Council should ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. Saved Policy CSV5 of Haringey's UDP requires the preservation or enhancement of the character and appearance of the Conservation Area. 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 which is supported by London Plan Policies 7.4 and 7.6. Draft DM Policy DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality, and draft Policy DM12 'Housing Design and Quality' states that all residential extensions are required to be of a high, site specific, and sensitive design quality, and/or complement the form, setting, period, architectural characteristics and detailing of original buildings.

The applicant proposes to change the existing timber framed windows with double glazed uPVC framed windows. The replacement windows would match those existing on site in size, glazing bars, and would re-use existing openings in the building. The proposed windows are therefore of a very similar appearance and colour to what is currently existing. Although uPVC windows are proposed, given the design will match the existing windows, and the poor condition of the existing windows, they are considered to be acceptable in this instance. In that sense the development is considered to preserve the character of the Conservation Area. It is important to note that an application has been recently approved for a flat within the same block for very similar replacement windows (HGY/2016/0719). Thus, the new fenestration proposed here will be in conformity with others on the building.

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 existing window openings. As such they will not create additional areas of outlook and therefore will not alter the current amenity level in the area. In light of this, there are no amenity concerns.

8. CONCLUSION

The proposal would preserve the character and appearance of the conservation area and would not have a significant detrimental impact on the amenity of the adjoining properties.

Planning permission should be granted for the reason set out above. The details of the decision are set out in the RECOMMENDATION

9. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Registered No.: HGY/2016/0182

Applicant's drawing Numbers: Site plan, Location Plan, Hand sketched floor plan, uPVC specifications

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:
Site plan, Location Plan, Hand sketched floor plan, uPVC specifications

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