LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0649 **Ward:** Highgate

Date received: 02/03/2016

Drawing number of plans: 6353 PP 00; 6353 PP 01; 6353 PP 02

Address: 39 Talbot Road N6 4QS

Proposal: Replacement of window to rear of property

Applicant: Mr J Mclaughlin

Ownership: Private

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 the replacement of white timber windows with upvc white windows to the rear of the property.

Site and Surroundings

3.2 The application site is located on Talbot Road. The property has been converted into two flats and works relate to ground floor flat. The site is in a conservation area.

Relevant Planning and Enforcement history

HGY/2002/0575 GTD 11-06-02 39 Talbot Road London The lawful use of Flat 5 as a residential flat.

HGY/2013/1554 GTD 17-09-13 Ground Floor Flat 39 Talbot Road London Erection of a single storey rear extension.

OLD/1939/0032 GTD 25-01-39 39 Talbot Road Conversion into two flats.

Tree Preservation Orders TPO/2014/1489 39 Talbot Road Hornsey London London Borough of Haringey Tree: Sycamore Amount: 1 Position: F Attached TPO

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Ward Councillors
Highgate CAAC
The Highgate Society
Neighbouring properties

No responses were received.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of site notice displayed in the vicinity of the site and 23 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:
Objecting:0
Supporting:0

6 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;

Design and appearance of the conservation area

6.1 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. 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.

6.2 With regard to development within Conservation Areas the London Plan 2015 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 buildings in Conservation Areas preserve or enhance the character of the Conservation Area.

6.3 The proposal seeks for replacement of white timber windows with upvc white windows to the rear of the property. 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. Given that the proposed rear are to the rear, it is considered that the replacement double glazed UPVC windows would have a neutral impact on Highgate Conservation Area.

6.4 Conclusions

The proposed development is acceptable and would not result in unacceptable harm to the existing terrace or the Highgate Conservation Area. It would improve the overall sustainability of the building and would therefore be in accordance to the Council's local policies.

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/2016/0649

Applicant's drawing No.(s) 6353 PP 00; 6353 PP 01; 6353 PP 02

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 approved plans comprise drawing nos (6353 PP 00
6353 PP 01
6353 PP 02). The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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.