LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0844 **Ward:** Harringay

Date received: 08/03/2016

Drawing number of plans: ST9.040, ST9.041, ST9.042, ST9.043, ST9.044, ST9.050

Address: 5 & 6 Endymion Road N4 1EE

Proposal: Replacement windows and doors

Applicant: Mrs Adeboun Atunwa Homes for Haringey

Ownership: Private

Officer contact: Wendy Robinson

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the replacement of existing timber doors and timber sash / casement windows for the entire property (consisting of two flats) with uPVC and double glazing.

Site and Surroundings

3.2 The subject site is a two storey with lower ground level and roof accommodation end-of-terrace building located on the northern side of the highway opposite Finsbury Park. The two properties consist of self-contained flats. The property is not located within a conservation area and is not a listed building.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 8 letters to neighbouring owner/occupiers. One representation was received in support from neighbours, local groups, etc in response to notification and publicity of the application.

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 area;

Character and appearance of the area

5.1 The openings will remain dimensionally unchanged and the styles will be the same as existing. It is not felt that the replacement windows/doors would be harmful or detract from the character or appearance of the surrounding area in general. It is noted also that some surrounding properties, which are single family dwellings, have existing uPVC window and door replacements.

5.2 It is considered that the proposed replacement of timber doors and timber sash / casement windows with uPVC and double-glazed windows and doors would cause no harm to the appearance of the building or the surrounding area having regard to as such the proposal is in accordance with policies SP11 Design, UD3 General Principles, of the Haringey Local Plan and The Council's SPG 1a Design Guidance.

Conclusions

5.3 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

6. CIL APPLICABLE

6.1 N/A

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/0844

Applicant's drawing No.(s) ST9.040, ST9.041, ST9.042, ST9.043, ST9.044, ST9.050

Subject to the following condition(s)
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 approved plans comprise drawing nos ST9.040, ST9.041, ST9.042, ST9.043, ST9.044, ST9.050. 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.

INFORMATIVE: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.