LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1447 **Ward:** Stroud Green

Date received: 03/05/2016

Drawing number of plans: HO9.640, HO9.641, HO9.642, HO9.643, HO9.650 & HO9.651

Address: 47 & 47A Albert Road N4 3RP

Proposal: Replacement windows and doors

Applicant: Mrs Adeboun Atunwa Homes for Haringey

Ownership: Homes for Haringey

Site Visit Date: 09/06/2016

Officer contact: Laurence Ackrill

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) Land ownership
2) Hours of construction
3) Party Wall Act

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the replacement of existing windows in the front, side and rear elevations. The front elevation windows would be replaced with timber frames and the windows to the rear would be replaced with UPVC frames.

Site and Surroundings

3.2 The application site relates to a two storey end of terrace dwelling located on the south eastern side of Albert Road.

3.3 The application site is not Listed, however is located within the Stroud Green Conservation Area.

Relevant Planning and Enforcement history

- None.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

- LBH Conservation Officer
- Stroud Green CAAC
- Stroud Green Residents Association

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: 1
Objecting: 1
Supporting: 0

5.2 The following local groups/societies made representations:

- None

5.3 The following Councillor(s) made representations:

- None

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Out of character with the Conservation Area

6 MATERIAL PLANNING CONSIDERATIONS

Design and character and appearance of the conservation area

6.1 Local Plan (2013) 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 (2016) Policies 7.4 and 7.6.

Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires development proposals to relate positively to their locality.

6.2 London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Emerging policy DM9 of the Development Management, Development Plan Document (2015) continues this approach.

6.3 Saved UDP (2006) 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 should be considered alongside Chapter 12 of the NPPF, SPG2 'Conservation and archaeology'.

6.4 The application proposes the replacement of the existing timber windows on the front and side elevations with timber replacement windows and the installation of PVCu double gazed windows and door to replace the existing timber fenestration on the rear. The subject property is in the Stroud Green Conservation Area. However, as the PVCu units are located to the rear, away from the public realm and the proposal would not significantly harm the area's historic character. Furthermore, the proposed windows are sliding sash to retain some of the original character on the rear elevation of these properties. The proposed development would therefore be in compliance with Policies UD3 and CSV5 of the Unitary Development Plan 2006.

Impact on the amenity of adjoining occupiers

6.5 The London Plan (2016) Policy 7.6 *Architecture* states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. UDP (2006) Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking, aspect noise, pollution and of fume and smell nuisance. Draft DM Policy (2015) DM1 'Delivering High Quality Design' continues this approach and requires developments to ensure a high standard of privacy and amenity for its users and neighbours.

6.6 Given that the proposal comprises the replacement of existing windows and does not involve the insertion of new windows, it is not considered that the proposal would result in a loss of amenity to any neighbouring occupier over and above what currently exists.

Conclusions

6.7 The proposed windows, due to their location and design, would cause no harm to the appearance and character of the Stroud Green Conservation Area in compliance with Policies UD3 'General Principles' and CSV5 'Extensions and Alterations in Conservation Areas' of the Unitary Development Plan 2006.

6.8 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 subject to conditions

Registered No. HGY/2016/1447

Applicant's drawing No.(s) HO9.640, HO9.641, HO9.642, HO9.643, HO9.650 & HO9.651

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 approved plans comprise drawing nos HO9.640, HO9.641, HO9.642, HO9.643, HO9.650, HO9.651& Site Location Plan. 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.