LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1960 **Ward:** Bounds Green

Date received: 20/05/2016

Drawing number of plans: location plan, Multi-steel drawing No. 01, annotated front elevation photos, and Multi-steel technical specifications

Address: 56 Clarence Road N22 8PL

Proposal: Replacement of door entry

Applicant: Mr Wayne Antoine Homes for Haringey

Ownership: Homes for Haringey

Site Visit Date: 30/06/16

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 the existing main entrance timber door to the Homes for Haringey flats for steel doors of a similar appearance.

Site and surroundings

3.2 The subject site is a three storey flatted building.

3.3 The site is located within the Bowes Park Conservation Area but does not fall within the curtilage of a listed building.

Relevant Planning and Enforcement history

3.4 None

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of a site notice displayed close to the site and 50 letters. No representations were received.

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 conservation area;

Character and appearance of the conservation area

5.1 It is considered that the proposed replacement of timber doors with steel doors of a similar appearance and like-for-like replacement of the existing porches would protect and enhance the appearance of the building and the Trinity Gardens Conservation Area having regard to as such the proposal is in accordance with SPG1a 'Design guidance' in accordance with the expectations of the NPPF, saved UDP Policy UD3 and CV5, emerging Policies DM1 and DM9 of the Development Management, Development Plan Document (January 2016 pre-submission version), London Plan Policies 7.4, 7.6 and 7.8, and Local Plan Policy SP11.

Conclusions

5.2 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 There would be no increase in internal floor area and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2016/1960

Applicant's drawing No.(s) location plan, Multi-steel drawing No. 01, annotated front elevation photos, and Multi-steel technical specifications

Subject to the following condition(s)
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) NPPF

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 location plan, Multi-steel drawing No. 01, annotated front elevation photos, and Multi-steel technical specifications. 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: 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.

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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.