LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1871 **Ward:** Bounds Green

Date received: 16/06/2016

Drawing number of plans: 200; 210C; 211D; 213A; 215D; 216D; 5429-02-1200 Rev B; 5429-02-1250 Rev A

Address: Parking area to rear of Barnes Court Clarence Road N22 8PJ

Proposal: Non-material amendment following a grant of planning permission for the omission of windows and doors to the proposed elevation and the installation of solar panels to the flat roof.

Applicant: Ms Annabel Gray - LB Haringey

Ownership: Homes for Haringey

Officer contact: David Farndon

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

Non-material amendment following a grant of planning permission for the omission of windows and doors to the proposed elevation and the installation of solar panels to the flat roof

Site and Surroundings

The site is located on the southern side of Clarence Road and behind Barnes Court. The site comprises of an existing hardstanding area used for car parking, pram sheds, and an area of green space (lawn and trees) and is accessed by way of an existing vehicular access to the east of Barnes Court.

Barnes Court comprises of 3 and 4 storey buildings consisting of flats owned and managed by Homes for Haringey.

Barnes Court is not Listed, nor is the site located within a conservation area.

The surrounding area is predominantly made up of two, three, and four storey buildings consisting of flats. There are some terraced and semi-detached houses in the immediate area also.

Relevant Planning and Enforcement history

HGY/2002/0514 GTD 04-06-02 Installation of aluminium double glazed windows and doors, the installation of extractor fans and the construction of a new pitched roof.

HGY/2014/2556 GTD 07-11-14 Infill development of 4 x two storey terraced mews houses

ANALYSIS/ASSESSMENT OF THE APPLICATION

The minor amendment to the development approved under application HGY/2014/2556 includes alterations to fenestration (including the removal of a door in the northern elevation and the insertion of an additional window in the east elevation) and the erection of solar panels on the roof of the building.

The alterations to the fenestration are minor in that they do not significantly alter the nature, appearance and functioning of the scheme, and the solar panels are situated well away from the extremities of the building. Thus, given their location and that they will not be visible form the surrounding streets, the impact of the panels is negligible.

The proposed alterations to fenestration and erection of solar panels are considered non-material and thus the application is recommended for approval.

8. RECOMMENDATION

GRANT non-material amendment

Registered No. HGY/2016/1871

Applicant's drawing No.(s) 200; 210C; 211D; 213A; 215D; 216D; 5429-02-1200 Rev B; 5429-02-1250 Rev A