LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2161 **Ward:** Stroud Green

Date received: 28/06/2016

Drawing number of plans: 130-036-GA-ELE

Address: 10 Woodstock Road N4 3EX

Proposal: Changing of existing UPVC windows to traditional sash windows

Applicant: Mr Andreas Antoniades

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
3) Materials to match existing

Informatives:

1) Land ownership
2) Hours of construction

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

3.1 This is an application for the replacement of existing UPVC windows/doors with traditional timber sash windows/doors. This application was triggered by an enforcement investigation in relation to UPVC windows which were installed in a conservation area.

Site and Surroundings

3.2 The application site is a mid terraced house located Woodstock Road. The property has been converted in three self contained flats. The property has both a front and rear amenity spaces. The property is located within Stroud Green Conservation Area.

Relevant Planning and Enforcement history

HGY/2012/1312 WDN 03-08-12 10 Woodstock Road London Change of use from a house used as 6 bedsits to 8 self-contained studios

HGY/2015/223 GTD 25-09-15 10 Woodstock Road London Reduce existing 9 bedsits to 2 x one bedroom apartments and 1 x two bedroom apartment. Internal remodelling only.

Planning Complaints FCV/2011/00100 CLOSED 00-00-00 10 Woodstock Road London

Planning Complaints ND/2011/00437 CLOSED 00-00-00 10 Woodstock Road London

Planning Complaints PRO/2012/00250 CLOSED 00-00-00 10 Woodstock Road London

Planning Complaints UNW/2008/00712 CLOSED 00-00-00 10 Woodstock Road London

Planning Complaints UNW/2016/00276 00-00-00 10 Woodstock Road London

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 21 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. Design, appearance and impact on the conservation area

6.1 Design, appearance and impact on the conservation area

6.2 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.

6.3 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.

6.4 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'.

6.5 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 The proposal seeks for permission for the replacement of existing UPVC windows/doors with traditional timber sash windows/doors. The proposed windows/doors will be similar in profile to the existing frames. The openings will remain dimensionally unchanged and the styles will be the same and as a result would present a uniform appearance across these properties. Given that the proposed windows to the front elevation would be white timber and PVCu to the rear of the property, it is considered that the proposal would have neutral effect on the character and appearance of the conservation area.

6.7 Conclusions

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/2016/2161

Applicant's drawing No.(s) 130-036-GA-ELE

1. The development hereby authorised must be begun not later than the expiration of 2 months from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed to ensure that the unauthorised upvc windows are removed in order to preserve the appearance of the conservation area.

2. The approved plans comprise drawing nos (130-036-GA-ELE). 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.