

# Officer's Report

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|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/2511</b>                                                                                                                                                                                  |
| <b>Type</b>               | <b>Full planning permission</b>                                                                                                                                                                       |
| <b>Location</b>           | 4, Holmdale Terrace, London, N15 6PP                                                                                                                                                                  |
| <b>Proposal</b>           | Replacement of single glazed timber front and rear windows with new uPVC double glazing units. Replacement of main entrance door with new timber door, replacement of rear doors with new uPVC units. |
| <b>Case Officer</b>       | Oskar Gregersen                                                                                                                                                                                       |
| <b>Valid Date</b>         | 22/09/2022                                                                                                                                                                                            |
| <b>Applicant</b>          | Mr Daniel Salici                                                                                                                                                                                      |
| <b>Agent</b>              | Mr Alex Johnson                                                                                                                                                                                       |

## **RECOMMENDATION**

**Approve with Conditions**

## **REPRESENTATIONS**

No representations were received in response to notification and publicity of the application.

## **REASONS FOR GRANTING PERMISSION**

The subject site is a two-storey residential terraced dwellinghouse in South Tottenham. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

The planning history of the site has been taken into account when coming to this decision.

The proposal seeks to replace existing single-glazed timber casement windows with uPVC units, as well as replace existing timber front door with another timber door. The new uPVC units would be of the same colour, opening, and fenestration as the existing, but with a higher thermal efficiency.

The proposal new windows and doors are of similar colour and style to those currently in place in the host building and are in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

No new openings are proposed with this proposal, the applicants simply seek to replace out of date timber units with more thermally efficient uPCV units in a similar colour and style, therefore there will be no impact on neighbouring amenity.

The proposed development is in general accordance with Policies DM1, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

## **GRANT PERMISSION subject to conditions**

### **Conditions:**

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 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.

### **Informatives:**

- **INFORMATIVE: Party Wall Act**  
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- **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.