

Officer's Opinion



Case Number	HGY/2022/2688
Type	Full planning permission
Location	203, Gladstone Avenue, London, N22 6LB
Proposal	Replacement of white uPVC back door and 2 No. white uPVC windows, with internal alterations
Case Officer	Oskar Gregersen
Review Date	01 December 2022
Applicant	Ms Barbara Tierney
Agent	Mr Chris Valiantis

Opinion

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 mid-terrace dwellinghouse with charming original period features. The site is located within Noel Park 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 is for the replacement of a like for like uPCV rear door, and the replacement of No.2 uPVC windows facing westward on the rear outrigger, along with the movement of one window on the outrigger to better accommodate internal alterations.

The host property is typical of those in the Noel Park Conservation Area, with period features and a unique triangular bay window on the rear side of the rear outrigger.

The proposed changes seek to replace existing windows and doors with those of similar colour and material. It is also proposed that one window on the outrigger be relocated and

the whole filled with matching London stock brick. There is no proposed change to aforementioned outrigger.

The LPA notes that the replacement doors and windows are of similar material and placement to the existing, and therefore there is not likely to be any impact on the character of the host dwellinghouse or the surrounding character. Therefore, in terms of design the application can be supported.

Further, the change in position of one replacement window, as well as the obscured nature of the other replacement window, would not have any impact on neighbouring amenity. Therefore overall the application can be supported.

The proposed development is in general accordance with Policies DM1, DM9, 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 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 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: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

Informatives:

- **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: 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: 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.