

Officer's Report

Application Number	HGY/2022/3558
Type	Full planning permission
Location	189, Downhills Way, London, N17 6AH
Proposal	Refurbishment and thermal upgrade of the front Elevation of a terraced property by replacing the windows, front door, and the clay tiles cladding of the bay window.
Case Officer	Oskar Gregersen
Valid Date	14/10/2022
Applicant	Mr Theo Kizos
Agent	Mr Theo Kizos

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is forms part of a two-storey residential terrace in the northeast of the borough. The site has a gable end facing the front elevation, which is a feature of every third property on the terrace. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

2.3 The proposal seeks the replacement of windows and door on the front elevation, as well as replacement like-for-like of the roofing tiles and bay window tiles. Additionally the applicants wish to install an MVHR Unit which would install two small exhausts on the front elevation.

2.4 The proposal wishes to change the glazing of the front elevation, though no new openings are proposed. The material choices are largely similar to the surrounding buildings, in particular the roof tile, and the tile detail on the bay windows (common on almost every building on the eastern side of Downhills Way) are retained. The new timber door would be an aesthetic upgrade to the existing.

2.5 The proposal would improve the appearance of the front elevation, whilst maintaining similar materials. Therefore, the local character and visual amenity of the area will be protected.

2.6 The proposal seeks to alter the glazing of the front elevation, though no new openings are proposed, and therefore would not impact on neighbouring amenity. Additionally the proposed MVHR unit would be located inside the building and therefore would not be likely

to cause any disturbance via noise. There will be no material loss of privacy to neighbouring properties, or any impact on neighbours via noise disturbance. The proposal is acceptable in amenity terms.

2.7 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.

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

Informatives:

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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.

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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.

