

Officer's Report

Application Number	HGY/2022/4201
Type	Householder planning permission
Location	72 Russell Avenue, Wood Green, London, N22 6PS
Proposal	Replacement of existing rear elevation ground floor windows and change of a ground floor rear elevation window to a patio door with ground floor internal alterations.
Case Officer	Daniel Kwasi
Valid Date	23/11/2022
Applicant	Mr Tom Searle
Agent	Mr Matthew Wood

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 Victorian terrace property, fronting Russell Avenue, which also has a small rear extension. The site is located within the 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 the existing UPVC windows and one door with new UPVC windows and a patio door on the rear elevation at the ground floor level. The dining room window would be replaced by a UPVC patio door, the existing two WC windows on the rear elevation of the small rear extension would be replaced by one UPVC window, and the window and door on the side elevation of the rear extension would be replaced by one window and a brick wall. The door that is being replaced means that the rear access to the back garden would now be provided via the new patio door.

These alterations to the fenestrations are all at the rear and would not be visible from the street scene, so they would not appear incongruous to surrounding conservation area.

The proposal also includes internal alterations. The new patio door serves the refurbished kitchen/dining room. The extended kitchen space replaces the WC, which in turn replaces the existing cupboard.

The proposed replacement windows and patio door are considered to be proportionate and subordinate to 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.

The proposed replacement windows and patio door would not offer any additional opportunities for overlooking adjoining properties or have an overbearing appearance on them, nor would they

result in a material loss of sunlight or daylight. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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 to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 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:

- **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.
- **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.