

Officer's Report

Application Number	HGY/2023/0224
Type	Full planning permission
Location	33 Somerset Gardens, Tottenham, London, N17 8JF
Proposal	Replace old single glazed windows, existing timber frames with double glazed PVCu windows.
Case Officer	Sabelle Adjagboni
Valid Date	24/01/2023
Applicant	Dr Terhi Korkiakangas
Agent	

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of 6 existing single glazing timber windows with double glazed uPVC windows. The frames of the proposed windows will be dark to match the existing aesthetic of the building.

Site and Surroundings

The application site is a flat in a block of flat on White Hart Lane, west of Sommerset Road. It is not in a conservation area and is not a listed building. Window replacements to uPVC can be seen to have been done on other properties on the block of flat and neighbouring properties.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 112 letters. No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and appearance

Design and appearance

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The new proposed windows will be of the same size and similar colours and designs as the existing windows to mitigate any impact on the appearance of the building. The proposed windows will also be thermally more efficient, thus responding to sustainably goal.

Therefore, the scheme is considered acceptable and will not constitute any detrimental impact to the existing uniformity of the host building. As such, the proposal is considered in design terms, in line with the above policies.

RECOMMENDATION

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: 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.