

Officer's Report

Application Number	HGY/2023/0233
Type	Full planning permission
Location	Page High, 4 Lymington Avenue, Wood Green, London, N22 6JQ
Proposal	Replacement of existing timber railings, centre pivot windows and balustrades with proposed CHS mild steel handrails with perforated/punched steel infill sheeting.
Case Officer	Zara Seelig
Valid Date	24/01/2023
Applicant	Mr John Mckeon
Agent	Mr Jag Bilkhu

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

1 representation was received in response to notification and publicity of the application. The following issues were raised by a neighbour:

- Noise and Disturbance

(Officer Comment: Hours of construction are covered by separate legislation and for a scheme of this scale, the proposal is considered insufficient to warrant the imposition of a planning condition controlling hours of construction to a degree more restrictive than existing legislative requirements. An informative can be attached to a grant of planning permission advising the applicant of existing legislation controlling hours of construction/works.)

REASONS FOR GRANTING PERMISSION

Design

The subject site is a block of flats of brick and glazed construction with existing timber ballustrades. The site is not located within a 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 timber balustrading replacement with CHS mild steel hand rails with perforated/punched steel infill sheeting would be of the same size and similar bulk to the existing, resulting in no discernible change in appearance from the street scene. There are examples of similar works being undertaken in other areas of Page High.

Neighbouring Amenity

Given the nature of the works, their location/siting, and the absence of additional discernible bulk arising from the proposed works, they are considered insufficient to cause harm to neighbouring

amenity, including occupiers of the subject block of flats. The proposal is acceptable in amenity terms.

Conclusion

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 20021 and the NPPF.

The proposal is considered acceptable in terms of design and impact on neighbouring amenity. 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: 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.

- 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.