

Officer's Report

Application Number	HGY/2023/0568
Type	Householder planning permission
Location	140 The Avenue, Tottenham, London, N17 6TG
Proposal	Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations, finished in white to match the existing windows. Replacement of front entrance door with new timber 4-Panel door, and replacement of any rear glass panels doors with new uPVC glass panels doors.
Case Officer	Oskar Gregersen
Valid Date	24/02/2023
Applicant	Daniel Salici
Agent	Mr Alex Johnson

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

1.2 The following issues were raised by neighbours, local groups and Councillors:

- No responses

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a two-storey residential dwellinghouse, in the east of the Borough, a short walk from Downhills Park. 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, front and rear, of existing single-pane timber frame windows with double-glazed uPVC units. The proposal also seeks the replacement of the front door with a similar four-panel timber door and any rear glass doors with new ones of the same type.

2.4 Officers note that the existing timber window frames have an attractive glazing pattern, seen in a variety of places across the Borough, with four smaller panes along the top edge of the windows on the front elevation. The proposed replacement windows would retain this glazing pattern, as well as being the same colour as the existing windows.

2.5 Further it is noted that the retention of this glazing pattern has not been maintained at other sites nearby where the windows have been replaced. Though this site is not in a conservation area, the retention of this original feature is welcomed by the LPA.

2.6 The LPA does not take any issue with the proposed replacement doors on the site.

2.7 The proposal is considered sensitive to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

2.8 There are no new openings proposed, simply a replacement of existing windows and doors with more thermally efficient ones. Therefore Officers deem that there will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.9 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.

2.10 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.