

Officer's Report

Application Number	HGY/2023/0588
Type	Householder planning permission
Location	26 Bedford Road, Tottenham, London, N15 4HA
Proposal	Replacement of single glazed timber windows with double glazed timber 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 timber glass panels doors; for the exception of rear door D03 that will replicate rear bedroom window W14.
Case Officer	Zara Seelig
Valid Date	28/02/2023
Applicant	Daniel Salici
Agent	Mr Alex Johnson

RECOMMENDATION

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Approve with Conditions

Site Description

The site is a two storey semi detached building consisting of two self contained flats situated on the Western side of Bedford Road. The site is located within the Clyde Circus Conservation Area, it is not a listed building and there are no TPO's on the site.

Description of Development

Replacement of single glazed timber windows with double glazed timber 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 timber glass panels doors; for the exception of rear door D03 that will replicate rear bedroom window W14.

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Relevant Planning and Enforcement History

OLD/1974/0060 – Conversion into two self-contained flats – Approved with conditions

Local Representations

The application has been publicised by way of a site notice posted 04/04/2023 and 5 neighbour consultation letters.

No of individual responses: 3

Objecting: 3

24 Bedford Road: Replacing of the windows should be in line with the Conservation area and the look of other houses in the street. The new windows should be like for like and be double glazed timber sash windows. The windows are a key feature of Bedford Road and we recently replaced our own single glazed windows with double glazed, but ensured it was like for like, wooden sash to maintain the look

and feel of the street. Replacing like for like does not require any planning permission as it is in line with maintaining the heritage of the street. We strongly urge the contractors to replace the windows like for like with wooden sash windows to protect and compliment the conservation area. Is this possible to pass on?

25 Bedford Road: Whilst I support the replacement of single glazed timber windows with double glazing, it should be ensured that the new windows will be double glazed timber sash windows. The optics are extremely important where we are based in a Conservation area and sash windows are an important feature of such. Having just replaced single glazed timber sash windows with double glazed like for like timber sash windows ourselves, this is very little additional cost and makes a massive positive impact to the Conservation area.

18 Bedford Road: I have seen the planning notice for my neighbours in my street. I don't agree with replacing the windows, for an alternative type timber windows. This is a conservation area and one of the best streets in Tottenham. We need to uphold the integrity of the beautiful Victorian houses, the windows should be replaced with sash windows not these spiral type!. Like for like.

Officer comment: The windows are to be replaced with like for like timber sash windows.

The following local groups/societies were consulted:

- None applicable

Material Planning Considerations

The main planning considerations raised by the proposed development are:

1. Design and appearance;
2. Impact on the character and appearance of the conservation area; and
3. Impact on neighbouring amenity.

Design and Appearance and Impact on the Character and Appearance of the Conservation Area

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposal is to replace the timber windows to the front, side and rear elevation with like-for-like replacement timber windows that will follow this same pane arrangement to respect the authentic look and quality of the original windows important to the character of the street scene.

The only window that will differ in design, but match in materials, is window D03 (existing) to W14 (proposed). This window is located to the rear of the property and would not be visible from the street scene and would be of timber material.

The proposed replacement windows would match the design, materials and proportions of the existing units, so as to respect the authentic look and quality of the original windows important to the character of the area.

There will be no material effect on the external appearance of this property leaving the character and appearance of the area preserved.

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.

Impact on Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Due to the nature of the proposal, to replace existing windows with proposed windows of the same dimensions, there would be no more of an adverse impact on neighbouring amenity than the existing situation. The proposal is not considered to adversely impact the amenities of these neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy and the proposal complies with London Plan Policy D6 and DPD Policy DM1.

Conclusion

The proposal is considered acceptable in terms of design, impact on the character and appearance of the conservation area and impact on neighbouring amenity and does comply with relevant planning policy.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

Recommendation

Grant Permission with conditions:

1. Time limit

2. In accordance with approved plans

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.