

Officer's Report

Application Number	HGY/2023/0589
Type	Householder planning permission
Location	28 Grove Park Road, Tottenham, London, N15 4SN
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.
Case Officer	Zara Seelig
Valid Date	28/02/2023
Applicant	Daniel Salici
Agent	Mr Alex Johnson

RECOMMENDATION

Approve with Conditions

Site Description

The site is a two storey semi detached building consisting of two self contained flats situated on the Eastern side of Grove Park Road. The site is located within the Clyde Circus Conservation Area, it is not a listed building.

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.

Relevant Planning and Enforcement History

OLD/1974/0474 – Conversion into two self-contained flats – Approved with conditions

Consultation Response

LBH Conservation Officer: Consulted – no response received

Local Representations

The application has been publicised by way of a site notice posted 04/04/2023 and 11 neighbour consultation letters.

No of individual responses: none

Objecting: 0

Supporting: 0

Neither: 0

Material Planning Considerations

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 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.

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.

Grant Permission with 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.