

Officer's Report

Application Number	HGY/2023/0903
Type	Householder planning permission
Location	1-15 Yeats Court, Tynemouth Road, London N15 4UE
Proposal	Replace all existing casement windows (timber and PVCu) with double-glazed PVCu casement units to match existing in style, profile and colour (white). Replace all existing doors (composite flat entrance doors, and timber doors) with steel framed Gerda flat entrance doors, and double-glazed PVCu doors to match existing style, profile and colour.
Case Officer	Cameron Sturges
Valid Date	30/03/2023
Applicant	Metropolitan Valley Trust
Agent	Mr Graham Connell

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, Subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Site and Surroundings

2.1 The site is a 3-storey detached block of flats situated at the junction of Copperfield Drive and Tynemouth Road.

2.2 The site is not located within a conservation area.

Description of Development

2.3 The proposal seeks to replace all existing casement windows (timber and PVCu) with double-glazed PVCu casement units to match existing in style, profile and colour (white). All existing doors are proposed to be replaced (timber-framed communal entrance, composite flat entrance doors, and timber balcony and rear doors) with a double-glazed steel framed communal entrance door, steel framed Gerda flat entrance doors, and double-glazed PVCu balcony and rear doors to match existing style, profile and colour.

Relevant Planning and Enforcement History

2.4 N/A.

3. LOCAL REPRESENTATIONS

3.1 The application has been publicised by way of 43 neighbour consultation letters.

3.2 Three representations were received from neighbours, each objecting to the proposal. The following issues were raised:

- Consultation between the applicant and residents for the replacement of doors and windows has not taken place;
- Property owners have not received detailed survey plans.; and
- Windows and doors are already double-glazed PVCu casement units.

4. MATERIAL PLANNING CONSIDERATIONS

4.1 The main planning considerations raised by the proposed development are:

1. Design and appearance; and
2. Impact on neighbouring amenity.

Design and appearance

4.2 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.

4.3 The proposal is to replace 33 windows and 10 doors to the South (front) elevation, 32 windows and 10 doors to the North (rear) elevation, 7 windows and 2 doors to the South facing side elevation, 10 windows and 1 door for the North facing side elevation and 6 windows to the western flank elevation.

4.4 The composite flat entrance doors are to be replaced with steel framed Gerda doors, and the rear double-glazed timber-framed doors are to be replaced with double-glazed PVCu doors.

4.5 The style of the proposed replacement windows will be double-glazed PVCu casement units, replacing the double-glazed timber framed casement windows.

4.6 The proposed replacement windows and doors would match the design, colour and proportions of the existing units, so as to respect the authentic look and quality of the original units 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.

4.7 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 2021 and the NPPF.

Impact on Neighbouring Amenity

4.8 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.

4.9 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.

4.10 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 D14 and DPD Policy DM1.

Conclusion

4.11 The proposal is considered acceptable in terms of design, impact on the character and appearance of the streetscene and impact on neighbouring amenity and does comply with relevant planning policy. Overall, the replacement windows and doors are subordinate and proportionate to the host building and by virtue of the street scene.

4.12 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 subject to condition(s):

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: 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: 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.