

Officer's Report

Application Number	HGY/2023/1118
Type	Full planning permission
Location	91 Philip Lane, Tottenham, London, N15 4JR
Proposal	Replacement of single glazed timber windows with double glazed timber units on the front elevation and with uPVC double glazing on rear elevation, finished in white to match the existing windows. Replacement of front entrance door with new timber paneled door, and replacement of any rear glass panels doors with new uPVC glass panels doors.
Case Officer	Daniel Kwasi
Valid Date	24/03/2023
Applicant	Daniel Salici
Agent	Mr Alex Johnson

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is two-and-a-half storey semi-detached Victorian residential building on the south side of Philip Lane, with a basement level and dormer windows to the front and side at roof level and has the appearance of a hipped roof. The site has been subdivided into flat that spread over the different floor levels. The property features bay windows at ground floor and basement level. The entrance doors are approached via a short flight of steps up to a side porch.

The site is located within the Clyde Circus conservation area and does not fall within the curtilage of a listed building. The site faces the terraced properties between no.128 to 174 Philip Lane which are all Locally Listed Buildings. The surrounding area is predominantly residential, although there are commercial uses at ground floor level as go further west along Philip Lane.

The planning history of the site has been taken into account when coming to this decision.

The proposed development is for the replacement of the all the windows on front elevation with new double glazed timber windows. The rear elevation windows would be replaced with double glazing uPVC window, and would be finished in white to match the existing windows. A sash window would be replaced with a sash window, and a casement window would be replaced with a casement window. The proposal also includes replacement of the front entrance door with a similar timber framed door, and the rear doors with similar uPVC door, all of which would match the existing. These changes would improve the living conditions for the occupants of each flat.

Apart from the replacing the windows with new windows no extensions are proposed. Therefore, the local character and visual amenity of the area would not be impacted.

The proposal would not impact on the neighbour amenity as there would be no net gain in the number of windows, nor would there be a change in the siting of the windows. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM1 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.

The Conservation Officer was consulted on this case, but no response was received. The site in the Clyde Circus Conservation Area in Sub Area 2 Philip Lane, on the south side between Lawrence Road and Jansons Road. The changes at the front would be timber framed to match the existing and to preserve the heritage of the conservation area. The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.

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: 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.
- **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.