

Officer's Report

Application Number	HGY/2023/1023
Type	Full planning permission
Location	1 Marley Close, Tottenham, London, N15 3PY
Proposal	Replacement of existing timber glazed brown casement windows with new timber double glazed brown casement windows to Flat 1-6 Marley Close, London N15 3PY
Case Officer	Zara Seelig
Valid Date	13/04/2023
Applicant	Mr Vijay Rahl
Agent	Miss Hiral Patel

RECOMMENDATION

Approve with Conditions

Site Description

The site is a three storey detached block of 6 flats situated on the Southern side of Marley Close. The site is not located within a Conservation Area, there are no TPO's on the site and it is not a listed building.

Description of Development

Replacement of existing timber glazed brown casement windows with new timber double glazed brown casement windows to Flat 1-6 Marley Close, London N15 3PY.

Relevant Planning and Enforcement History

None

Consultation Response

The responses below were received following consultation on the application:

Internal:

None

External:

None

Local Representations

The application has been publicised by way of a site notice and 9 neighbour consultation letters.

No of individual responses: none

Material Planning Considerations

The main planning considerations raised by the proposed development are:

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

Design

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.

The proposal is to replace the existing timber framed windows with proposed timber framed windows that will follow this same pane arrangement. 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 and there will be no material effect on the external appearance of this property.

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

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 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.

- 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.