

Officer's Report

Application Number	HGY/2023/1022
Type	Full planning permission
Location	26-28 Copperfield Drive, London N15 4UF
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 (timber and PVCu doors) with steel framed Gerda flat entrance doors, and double-glazed PVCu doors to match existing style, profile and colour.
Case Officer	Laina Levassor
Valid Date	13/04/2023
Applicant	Metropolitan Valley Trust
Agent	Mr Graham Connell

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

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

SITE DESCRIPTION

The subject is a residential block of 3 flats on the Northern side of Copperfield Drive. The site is not within any Conservation Area.

CONSULTATION RESPONSES

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

PROPOSED DEVELOPMENT

This application proposes the replacement of the existing timber casement windows with double-glazed PVCu casement windows, and the replacement of the existing timber and PCVu doors with steel framed Gerda flat entrance doors and double-glazed PCVu matching the design, profile and colour of the existing.

REASONS FOR GRANTING PERMISSION

The proposed alterations to the existing glazing are considered in keeping with surrounding residential buildings and are considered to complement the host building in terms of design and appearance. These alterations would not detract from the character of the area and are therefore considered acceptable in protecting visual amenity.

The proposal does not include changes which are considered harmful to neighbouring amenity and would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring properties. 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, 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

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: 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: 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.