

Officer's Report

Application Number	HGY/2023/0836
Type	Full planning permission
Location	Opal Court, Amethyst Close, Wood Green, London, N11 2LS
Proposal	Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations, finished in white to match the existing windows. Replacement of block entrance door in timber, like for like.
Case Officer	Sabelle Adjagboni
Valid Date	19/05/2023
Applicant	Mr Daniel Salici
Agent	Mr Alex Johnson

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of single glazed windows at the front and rear elevations from timber to uPVC. The application also includes the replacement of the entrance door in timber, like for like.

Site and Surroundings

The application site consists of two four storeys residential blocks containing 8 self-contained flats. The developments are fairly new, traditionally constructed with mixed red and yellow bricks walls and butterfly roof. The blocks sit at an end of street corner at the intersection between Park Road and Amethyst Close, where it punctuates a terrace of single dwelling houses. A mixture of timber and uPVC windows and doors can be seen on the row.

The site is not in a conservation area, nor does it have listed building status.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site.

Consultation response

No responses were received following consultation on the application.

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site and 19 letters.

No representations were received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development is:

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

Design and appearance

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 existing windows can be seen to have withered away and are in poor condition detracting from the appearance of the building. The proposed replacement windows would largely retain the design, style, fenestration, method of opening and appearance of the existing and the proposed doors will be a like for like replacement maintaining the material, colour, and design. Additionally, many windows on the terrace can be seen to be uPVC as well. Hence, the proposal would not be out of keeping with the prevailing character of the property and area.

On balance, the proposals would not adversely affect the appearance of the terrace or the wider street scene.

As such, in design terms, the proposal is considered acceptable in line with the above policies.

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.

The proposal offers no amendments to the existing scale of the building, and would not introduce new window openings but only relates to the replacement of existing windows and doors. As such, the development would not affect the residential amenity of neighbours and would not result in a loss of privacy.

As such, the proposal is acceptable in amenity terms, in line with the above policies.

Conclusion

The proposal is considered acceptable.

All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

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: 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.