



Officer Report

Application Number:	HGY/2023/1432
Application Type:	Householder planning permission
Address:	5A Langham Place, Tottenham, London, N15 3NA
Proposal:	Installation of replacement windows and bifold doors.
Case Officer:	Mercy Oruwari
Valid Date:	31/05/2023
Applicant:	Tanya Szwarnowska
Agent:	Isaac Cherrie

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

2.1 The subject site is a small detached two-storey property located on Langham place, which is a very short street that is set back. Langham Place sits between Graham Road on one side and Langham Road on the other end. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

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

- HGY/2021/1047 - Installation of timber trellis on top of existing boundary wall and replacement of existing gate. Granted

2.3 Permission is sought for the installation of 2x first floor and 1x ground floor replacement white uPVC framed windows with grey aluminum windows. The size of the window openings will remain the same although the pane pattern and opening style would be different. The existing double white uPVC French doors would be replaced with 3x grey aluminum bifold doors. The changes are modest and would therefore be acceptable.

2.4 The proposal alterations are considered to be modest changes to the host building. There is no particular uniformed character with the nearby properties. Therefore, the local character and visual amenity of the area will not be affected.

2.5 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.

2.6 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: 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.