



Officer Report

Application Number: HGY/2023/2057
Application Type: Full planning permission
Address: Flat A, 12 Woodlands Park Road, Tottenham, London, N15 3RT
Proposal: Replacement of existing timber framed first floor windows with new uPVC windows. Installation of obscure glazed window in side elevation.
Case Officer: Laina Levassor
Valid Date: 07/08/2023
Applicant: Ms Lisy Yafet
Agent: Mrs Mara Bravo

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 application site is a flat within a two storey building on the eastern side of Woodlands Park Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

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

REASONS FOR GRANTING PERMISSION

This application proposes the replacement of existing timber framed windows at the first floor front elevation and first floor rear elevation with uPVC framed windows.

The proposed replacements are of similar profile to the existing and seek to match replacements featured to the rest of the building and much of the surrounding residential area. It is considered that the proposed windows would appear subordinate and in keeping with the pattern of development within the area therefore the local character and visual amenity of the area will be protected.

A new window is to be installed at first floor level to the existing outrigger elevation. The proposed window would match the replacements in terms of materials and profile.

The proposed window is to be obscure glazed and non-openable which is considered to protect from potential overlooking to neighbouring properties therefore, this development would not result in any harmful impact to neighbouring amenity.

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: 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.