



Officer Report

Application Number:	HGY/2023/1909
Application Type:	Full planning permission
Address:	2 Kerswell Close, Tottenham, London, N15 5HT
Proposal:	Replacement of existing timber sash windows with uPVC casement units.
Case Officer:	Oskar Gregersen
Valid Date:	17/07/2023
Applicant:	Mr Chris Greatorex
Agent:	Mr Frankie Roberts

RECOMMENDATION

Approve with Conditions

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for the replacement of existing timber sash windows with uPVC casement units.

Site and Surroundings

2.2 The application site is a post war terraced two storey dwellinghouse with pitched roof. The site is the first house of the row and sits at an end of street corner at the intersection between Kerswell close and St Ann's Road. Within this terrace all other houses have installed uPVC windows and doors except for one. The site sits opposite to the St Ann's Conservation Area

Relevant Planning and Enforcement history

2.3 The most recent planning history in relation to the site is as follows.

2.4 CPS/0010/9744/ - Install a gas-fired boiler.

Decision Date: 07/04/2021

Status: Complete

2.5 CPS/0007/2165/ - Circuit alteration or addition in a special location; Install one or more new circuits; Install a replacement consumer unit.

Decision Date: 24/04/2017

Status: Complete

2.6 CPS/0002/4605/ - Installed a Gas Boiler.

Decision Date: 02/04/2012

Status: Complete

3. CONSULTATION RESPONSE

3.1 The responses below were received following consultation on the application:

- No responses were received.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of 8 letters to neighbouring properties.

- No representations were received.

5 MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Design and appearance.
2. Impact on the character and appearance of the conservation area.
3. Impact on neighbouring amenity.

Design and appearance

5.2 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.

5.3 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.

5.4 The existing windows can be seen to be in poor condition detracting from the appearance of the building. The proposed replacement windows would be similar to the design, material, style, fenestration, and appearance of the terrace of houses where the building sits. Rear timber door to

be replaced with a new uPVC unit to match existing appearance with existing openings. Hence, the proposal would not be out of keeping with the prevailing character of the property and area.

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

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

Impact on the character and appearance of the conservation area

5.7 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

5.8 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

5.9 The site sits opposite to the St Ann's Conservation Area. However, the straight of houses that are covered by the conservation area are surrounded on all sides by either postwar or newer development. Majority of the windows on those buildings that sit outside of the conservation area are uPVC and also have different design from the ones in the conservation area. The proposed replacement windows will not cause any negative impact to the protected buildings as they will match those already present in the buildings outside of the conservation area, as well as, bringing uniformity to the row of houses that the site is part of.

5.10 As such, in terms of impact on the character and appearance of the conservation area, the proposal is considered acceptable in line with the above policies.

Impact on neighbouring amenity

5.11 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.

5.12 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.

5.13 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.

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

5.15 The proposal is considered acceptable.

5.16 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

6 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.

7 RECOMMENDATION

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: 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.