



Officer Report

Application Number:	HGY/2023/2081
Application Type:	Full planning permission
Address:	72 Dongola Road, Tottenham, London, N17 6EE
Proposal:	Replacement of timber framed windows with double glazed white uPVC framed windows on front, rear, and flank elevations. Replaced fenestrations to be altered from sash windows to casements windows. Replacement of timber front door with AGILA composite door, and replacement of rear exit door with uPVC rear door to match existing.
Case Officer:	Daniel Boama
Valid Date:	01/08/2023
Applicant:	3 Mr Nurul Huda
Agent:	Mr Alex Johnson

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The subject site is a two storey residential building that has been subdivided into 2 self-contained flats. The site is on the east side of Dongola Road. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The surrounding area is predominantly residential in character, whereby the majority of the residential buildings are two storey terraces that are either dwellinghouses or subdivided flats.

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

OLD/1975/0262 | GTD 15/10/1975 Conversion into 2 self-contained flats.

The proposed development is for the replacement of timber framed windows with double glazed white uPVC framed windows on the front, rear, and flank elevations. The replaced fenestrations would be altered to casements windows. The existing front timber framed front door would be changed to an AGILA composite door, and the rear exit door would be replaced with uPVC rear door to match existing.

The proposed changes to the fenestrations would improve the living conditions of the occupants by reducing the amount of heat loss. The positioning of the existing fenestrations would remain the same and so the proposal is not considered to have an impact on neighbouring amenity.

The alteration to the detail of the fenestrations from sash windows to casement windows is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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.

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: 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: 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.