

Officer Report

Application Number:	HGY/2023/2080
Application Type:	Householder planning permission
Address:	3 Dongola Road, Tottenham, London, N17 6EB
Proposal:	Replacement of timber frame windows with uPVC, amending fenestrations from sash windows to casements. Replacement of timber front communal door with a composite 'Agila' door. Like for like replacement of rear side door.
Case Officer:	Mercy Oruwari
Valid Date:	01/08/2023
Applicant:	Mr Nurul Huda
Agent:	Mr Alex Johnson

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 two-storey mid-terrace converted property. The site is not located within a conservation area and does not fall within the curtilage of a listed building. There is no previous history on this site including for the conversion of the property. This application relates only to the replacement of the windows and doors and not the regularisation of the house conversion.

2.2 The proposal is for the replacement of the single timber glazed sash and casement windows on the rear and front elevation with double glazed uPVC windows finished in white. The fenestrations are also to change from sash to casement alternatives. The timber front door would also be replaced with a composite door whilst the rear door would be uPVC like the windows.

2.3 Although the pane sizes of the windows are similar the opening style would be different to the original. The windows on the road in general are similar but there are several with different pane sizes, frame colours, material and opening styles therefore the proposed windows would not be out of place. The proposal overall would be in keeping with the local character and visual amenity of the area.

2.4 As there are no new windows being introduced there will be no change to the privacy of neighbouring properties. The proposal is acceptable in amenity terms.

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.

- 3 Notwithstanding the plans hereby approved, the new windows shall match the existing in terms of colour, design detail, number of panes, positioning, proportions and articulation of panes/glazing bars.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.