



Officer Report

Application Number:	HGY/2023/2082
Application Type:	Full planning permission
Address:	94 Dongola Road, Tottenham, London, N17 6EE
Proposal:	Replacement of timber frame windows & doors with double glazed uPVC replacement windows and doors and a replacement composite front door.
Case Officer:	Laina Levassor
Valid Date:	29/08/2023
Applicant:	Mr Nurul Huda
Agent:	Mr Alex Johnson

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

There is no relevant history for the site.

SITE DESCRIPTION

The site is a converted two storey building, forming two flats, located on the eastern side of Dongola Road.

The site is not within any conservation area.

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 with uPVC replacements at front and rear elevations and the replacement of existing front and rear timber doors with composite (front elevation) and uPVC (rear elevation) doors. 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.

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: 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.