# Officer Report

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| **Application Number:** | **HGY/2026/0158** |
| **Application Type:** | **Full planning permission** |
| **Address:** | 13-20 (con) Jack Barnett Way, Wood Green, London, N22 6SZ |
| **Proposal:** | Refurbishment of properties including the replacement of number 14, 15, 18 and 20s existing timber windows with new triple glazed UPVC casement windows. |
| **Case Officer:** | Neil McClellan |
| **Valid Date:** | 20/01/202<br>6 |
| **Applicant:** | London Lauren Parker |
| **Agent:** | Charles Brady |

## RECOMMENDATION

**Approve with Conditions**

**PROPOSED DEVELOPMENT AND LOCATION DETAILS**

Proposed Development

Refurbishment of properties including the replacement of number 14, 15, 18 and 20s existing timber windows with new triple glazed UPVC casement windows.

Other works include repointing of all brick façade and boundary walls and localised repairs to the roof, including replacement of damaged tiles and lead flashing.

Site and Surroundings

This application relates to a small late1970s/early 1980s housing estate located on Mayes Road in Wood Greem. The estate is comprised of unusual single aspect, houses arranged in terraces of back to back units. This application relates to an inward facing terrace of eight houses.

The site is not listed or within a conservation area.

Planning and Enforcement History

None relevant to the current application.

**CONSIDERATIONS**

Replacement windows

The proposal is to replace some of the property's existing timber single glazed casement windows with new timber tripe glazed casement windows.

All new windows are to maintain the original windows proportions, and opening style of the existing casement design. The proposed replacement windows are not considered to impact to any materially significant degree on the appearance of the building.

The replacement windows would deliver benefits in terms of greater thermal efficiency, an important consideration, being mindful of Haringey's Climate Change Action Plan (HCCAP) and the Council's objective to be net zero carbon by 2041. The new windows will also improve sound insulation and security for residents.

Other works

The other external works referred to on the application form are purely making good and repairing existing features such as localised repairs to the roof and brickwork. These works do not materially affect the external appearance of the building or its use and therefore do not meet the definition of 'development' in the Act and do not require panning permission.

Conclusion

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. The details of the decision are set out in the RECOMMENDATION.

**RECOMMENDATION**

GRANT PERMISSION subject to the following condition(s):

## 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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

5001 Rev 1 – Proposed Elevation AA
5002 Rev 1 – Proposed Elevation BB
5003 Rev 1 – Proposed Elevation CC

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The external materials to be used for the proposed development shall match in colour,

size, shape and texture those of the existing building, unless indicated otherwise on the approved plans.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

**Informatives:**

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 their 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.