

Officer Report

Application Number:	HGY/2026/0866
Application Type:	Full planning permission
Address:	250 Philip Lane, Tottenham, London, N15 4HJ
Proposal:	Replacement of the existing front uPVC windows, rear timber windows, timber front door and 2no. rear doors (1no. uPVC and 1no. timber), with new double-glazed uPVC windows to all elevations, a composite door front entrance door, 1no. uPVC rear French patio doors to the rear elevation, and 1no. uPVC rear garden door with a uPVC double-glazed sidelight.
Case Officer:	Daniel Boama
Valid Date:	26/03/202
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Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation & Representations

No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

2. Planning Assessment

The subject site relates to a two storey mid-terraced residential property located north side of Willingdon Road. The application site is not located within an conservation area, nor is it within the curtilage of a listed building.

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

HGY/2019/1242

Address: 250, Philip Lane, London, N15 4HJ

Proposal: Replacement of partially glazed timber door.

Decision Date: 6 June 2019

Decision: Approve with Conditions

OLD/1977/1062

Address: 250, Philip Lane, N15

Proposal: 11/7/77 Conversion into 2 self-contained flats.

Decision Date: 16 August 1977

Decision: Approve with Conditions

The proposed development involves the replacement of the existing front uPVC windows, rear timber windows, timber front door and 2no. rear doors (1no. uPVC and 1no. timber), with new double-glazed uPVC windows to all elevations, a composite door front entrance door, 1no. uPVC rear French patio doors to the rear elevation, and 1no. uPVC rear garden door with a uPVC double-glazed sidelight, where the opening sizes and opening method will match the existing windows.

The existing uPVC and timber windows will all be replaced by uPVC windows that follow the same pane arrangement, and will all be white in colour. It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current timber windows, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

The new front door would be 2 glazed 4 panel front door with a fanlight above, would be Astraseal (Kendal) composite door in material, and would match the existing colour. There would be 2no. replacement rear doors, whereby one would be French doors and the other would be a new door with a side window. All rear replacement doors would be uPVC material and would match the existing colour.

The replacement windows and doors here will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

In all significant respects the replacement windows and door will match the existing and will not have any material effect on the external appearance of the property, leaving the character and appearance of the adjacent conservation areas and locally listed buildings preserved.

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.

3. Recommendation

It is recommended that planning permission be **APPROVED**, subject to the following 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: Location Plan, 11085-PR-PL-250-ZZ-DR-A-PL401.P2-S2, and 11085-PR-PL-250-ZZ-DR-A-PL402.P2-S2.

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.