Officer Report

Application Number:	**HGY/2026/1345**
Application Type:	**Full planning permission**
Address:	17 & 19 Grove Park Road, Tottenham, London, N15 4SW
Proposal:	Replacement of front elevations with new updated slimline double glazed timber windows to match the existing. Replacement of rear elevations with new double glazed uPVC casement windows. Replacement of both flat entrance doors to 17 & 19 with double-glazed timber doors with a double-glazed fanlight. Replacement of rear side exit door and rear end exit door to both properties with double-glazed uPVC units
Case Officer:	Josh Parker
Valid Date:	13/05/202 6
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a pair of two storey end of terrace residential properties (Nos. 17 and 19) on the western side of Grove Park Road. The property has been subdivided into flats.

The site falls within Clyde Circus conservation area.

2. THE PROPOSAL

The existing windows to the front elevation will be removed and replaced with new updated slimline double glazed timber windows to match the existing. The existing windows to the rear elevations will be removed and replaced with new double glazed uPVC casement windows.

Both flat entrance doors to 17 & 19 will be replaced with double-glazed timber with a double-glazed fanlight. The Rear Side Exit Door and Rear End Exit Door to both properties will be replaced with double-glazed uPVC units.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2019/1094 - Replacement of partially glazed timber door. Approved

4. CONSULTATION RESPONSES

LBH conservation – No comment

Local amenity groups

No representations were received as part of the consultation.

Neighbour Consultation

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 0

5. PLANNING CONSIDERATIONS

Design & heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, the policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The buildings fall within the Clyde Circus Conservation Area is characterised by late Victorian and Edwardian residential development, typically comprising terraces constructed in London stock brick with consistent architectural detailing. Common features include recessed entrance doors, bay windows, timber sliding sash windows and pitched roof forms, all of which contribute to a cohesive and recognisable streetscape.

The application seeks permission to replace the existing single-glazed timber doors and windows with a combination of timber and uPVC units, as the current openings are in poor condition and require repair. The proposed replacement entrance doors would comprise wood-composite frames with double glazing. They would retain the proportions and general design of the existing doors, with the only notable change being the introduction of double glazing. The street exhibits a variety of door styles and colours; however, the proposed design is broadly consistent with the prevailing character of doors within the terrace.

All windows on the front elevation are also proposed to be replaced, changing from single-glazed timber profiles to double-glazed timber units. The proportions, profiles and opening style would be matched, including the curved hip window (W01), and the fan light window. The introduction of double glazing would not materially alter the appearance of the front elevation and the fenestration would continue to preserve the character and appearance of the conservation area. To avoid an inconsistencies, a condition has been attached to ensure the front elevation windows match the design of the existing.

On the rear and side elevations, both properties contain four doors and fifteen windows that are proposed to be replaced with double glazed uPVC units. While timber is generally preferred within conservation areas, these elevations are not primary frontages and are not visible from the public realm. uPVC is commonly found on the rear elevations of adjoining properties and, in this context, the replacements would not result in harm to the conservation area.

The double glazing 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 considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

The proposed works would not harm the character or appearance of the host building or the wider Conservation Area, which would be preserved. The development would not negatively impact the amenity of the site or adjoining properties, and the local character and visual amenity of the surrounding area would remain protected.

6. CONCLUSION

The proposed development is in 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 does accord with the relevant policies of the London Plan 2021 and the NPPF.

The proposal is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval 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:
12235-PR-GPR_17-19-ZZ-DR-A-PL201 P2, 12235-PR-GPR_17-19-ZZ-DR-A-PL401 P2, Location Plan

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

3 The joinery details used for the proposed replacement windows on the front /street-facing elevations hereby approved shall exactly match the original windows in terms of their opening method, form and joinery details, including the moulding, profile and dimensions, and particularly the curved window-head detail on the hip window (W01). The replacement windows shall be installed so as to maintain the existing reveals, surrounds and cills of the original windows. Any trickle vents required shall be concealed and not externally expressed.

Reason: To preserve the character and appearance of the Stroud Green Conservation Area in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

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.