

Officer Report

Application Number:	HGY/2026/1859
Application Type:	Full planning permission
Address:	60 Summerhill Road, Tottenham, London, N15 4HD
Proposal:	Replacement of existing single-glazed timber-framed windows on front and rear elevations with double-glazed timber-framed windows on the front elevation and rear elevations, replacement of the existing single-glazed timber-framed rear door with a double-glazed timber-framed rear door. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	02/07/202
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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 on the south side of Clyde Road, east of Clyde Circus. The application site is not located within the Clyde Circus conservation area. It is not within the curtilage of a listed building. The street is predominantly residential in character.

The Clyde Circus Conservation Area originates as an area of land located between two historic routes, Philip Lane and West Green Road, and transformed from open fields to a densely built-up part of London's growing suburbs in half a century, influenced in turn by the arrival of the railways and cheap public transport. The type of housing varies across the area, reflecting both changing fashion and changing economic and social factors. The surviving mid-19th century pattern of development with its mix of housing types, and the relationship between the central residential streets and the peripheral linear routes is an important part of its significance.

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

As revised, the proposed development involves the replacement of existing single-glazed timber-framed windows on front and rear elevations with double-glazed timber-framed windows on the

front elevation and rear elevations, replacement of the existing single-glazed timber-framed rear door with a double-glazed timber-framed rear door.

The timber replacement windows will follow this same pane arrangement and frame colour to respect the original windows, which are important to the character of the road. All existing sash windows will be replaced with timber sliding sash units to reflect the design of the current windows on the front and rear elevations. The new rear door would retain the existing positioning on the ground floor level. Following advice from the Conservation Officer, section drawings were provided to show the finishing of both the proposed casement openings and sliding sash openings.

It is accepted that the change to double glazing will mean the box frame will be a little thicker than the current, which would be identifiable when examining the windows at close range from inside the properties, however the change when viewed externally would be unnoticeable.

Given that the replacement units adequately replicate the existing original units in proportions, opening arrangement, detailing and material, the proposal would be considered to preserve the character and appearance of the conservation area.

The replacement windows and rear door 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.

The rear door would be slightly different in terms of the number of glass panels being reduced from 6 to 1 but this is not considered to materially impact on the character and appearance of the conservation area considering that it would be on the rear elevation with limited visibility.

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.

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: LocationPlan, 12235-PR-SR_60-ZZ-DR-A-PL401.P3-S2 – Revised

12235-PR-SR_60-ZZ-DR-A-PL301 P2

12235-PR-SR_60-ZZ-DR-A-PL302 P1: Proposed window & Section Details

12235-PR-SR_60-ZZ-DR-A-PL201.P3

Location Plan

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.

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.

- 4 Notwithstanding the plans hereby approved, the new windows shall match the existing in terms of colour, design, number or panes, 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 D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 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: 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.