



Officer Report

Application Number:
Application Type:
Address:
Proposal:

HGY/2026/1541

Householder planning permission

5, 7, & 9 Dorset Road, Tottenham, London, N15 5AJ

Replacing existing single-glazed timber windows at 5, 7 and 9 Dorset Road with slimline double-glazed timber units to the front elevation and double-glazed uPVC vertical sliding and casement windows to the rear and side elevations; Roof works at no. 7 replacing existing slate roof with new natural Welsh slate, and associated repairs to chimneys, soffits and rainwater goods.

Case Officer:
Valid Date:

Nathan Keyte

07/07/202

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Applicant:
Agent:

Mr Stephen Rhule

Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. SITE AND SURROUNDING

The proposal covers three adjoining terrace buildings at 5, 7 and 9 Dorset road.

The character of the area is residential and the site sits within the Clyde Circus Conservation Area. The building is not a listed building.

2. PROPOSED DEVELOPMENT

It is proposed to replace existing single-glazed timber windows at 5, 7 and 9 Dorset Road with slimline double-glazed timber units to the front elevation, and double-glazed uPVC vertical sliding and casement windows to the rear and side elevations.

In addition, roof works are proposed at no. 7 replacing existing slate roof with new natural Welsh slate, and associated repairs to chimneys, soffits and rainwater goods.

3. SITE HISTORY

HGY/1991/1425,

Address: 7, Dorset Road, London, N15 5AJ, London

Proposal: Erection of 2 storey rear extension.,

Decision Date: 17 March 1992

Decision: Refuse

HGY/1998/0161,

Address: 9, Dorset Road, London, N22, London

Proposal: Erection of a 2 storey, 3 bed dwelling house.,

Decision Date: 2 June 1998

Decision: Approve with Conditions

HGY/1998/1413,

Address: 9, Dorset Road, London, N15 5AJ, London

Proposal: Approval of Details pursuant to Condition 3 (materials) attached to planning permission reference HGY/54445 dated 2nd June 1998.,

Decision Date: 3 November 1998

Decision: Approve with Conditions

4. CONSULTATION

Clyde Circus Residents Association: No comment received.

Haringey Conservation Officer: The replacement roof tiles in Welsh slate to match the existing at No. 7, is welcomed, as are the repairs to the chimneys, soffits and RWGs. Concerns raised regarding loss of original timber front windows, if mindful to grant, requests dimensions are amended to better reflect original joinery details.

[Officer comment: revised plans have since been received].

5. LOCAL REPRESENTATIONS

The application has been publicised by the way of letters and public notices. No representations were received.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character and appearance of the conservation area
2. Impact on neighbouring amenity

Heritage, Design and Appearance Comments:

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6. DPD Policy D9 requires development to preserve or enhance the character and appearance of the Borough's conservation areas.

The changes to the front elevation fenestration have been amended to be sympathetic to the Conservation Area. Timber windows have been retained to the front, and proposed designs amended to be similar to existing.

While the rear windows will be made to uPVC, considering this is to the rear of the site, mid terrace, and that the window details are already modified from others within the terrace, this will be acceptable and will not result in harm to the Conservation Area.

Considering the points above, and the local context of built form, the local character and visual amenity of the area will be protected and the proposal will not result in harm to the Conservation Area.

In coming to the above conclusion, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity Comments

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Considering the scale and nature of the proposed changes there will be no material impact on neighbour amenity.

Conclusion

The proposal is considered acceptable. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. BNG

N/A

8. CIL APPLICABLE

N/A

9. 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

12235-PR-DR_5-7-9-ZZ-DR-A-302.P2-S1; 12235-PR-DR_5-7-9-ZZ-DR-A-201.P3-S2; 12235-PR-DR_07-ZZ-DR-A-101; 12235-PR-DR_5-7-9-ZZ-DR-A-401.P2-S1; Location Plan.

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

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: 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.