



Officer Report

Application Number:	HGY/2023/2529
Application Type:	Householder planning permission
Address:	59 Braemar Road, Tottenham, London, N15 5HA
Proposal:	The proposal replaces the existing timber sash windows with modern thick profile double glazed uPVC units.
Case Officer:	Oskar Gregersen
Valid Date:	21/09/2023
Applicant:	Mr Parkinson
Agent:	Hayley Grace

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

Zero representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The site relates to an end-of-terrace dwellinghouse located within the east of the Borough. The terrace of houses is not of significance and is typical to that of those seen across the Borough and London as a whole. The application site is a two-storey terrace dwellinghouse located at the junction of Roslyn Road and Braemar Road. The site is not located within a Conservation Area.

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

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, 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 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.

This application is for the replacement of the current timber framed windows with UPVC framed windows. The proposed windows in terms of means of opening and proportions will largely match the existing, the use of white framed windows and uPVC is widely evident in the area. Overall, the use of UPVC windows here will not materially affect the external appearance of this terrace.

The replacement windows 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 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.

GRANT PERMISSION subject to 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

Informatives:

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.

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.