



Officer Report

Application Number:	HGY/2022/3834
Application Type:	Full planning permission
Address:	Flat B, 12 Willoughby Park Road, Tottenham, London, N17 0RA
Proposal:	Replacement of existing timber and crittall windows with new double glazed windows.
Case Officer:	Neil McClellan
Valid Date:	18/10/2022
Applicant:	Mr Keith Wilkinson
Agent:	- Faithorn Farrell Timms LLP

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site contains 2 self-contained flats within the first and loft floor property of a two-storey (with loft accommodation semi-detached property on the southern side of Willoughby Park Road. The site does not fall within a conservation area and does not contain a listed building.

2. THE PROPOSAL

The proposal is for replacement of the existing timber and crittall windows with new double-glazed windows for the upper floor windows within the building.

3. Relevant Planning and Enforcement History

Planning history

OLD/1977/1437: 19/4/76 Conversion into 2 self-contained flats – Granted 10/06/1977

No planning enforcement history.

4. CONSULTATION RESPONSES

There were no internal or external consultees or local amenity groups consulted for this planning application.

No representations were received from any consultees or local amenity groups during the statutory public consultation period.

Neighbour Consultation

No representations were received from neighbouring properties during the statutory public consultation period.

5. PLANNING CONSIDERATIONS

Design & appearance

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.

The host building appears to be from the Edwardian period and has a mix of timber casement and crittall window units applied to its front, side and rear elevation. The character of the surrounding locality is mixed, characterised by similar semi-detached Edwardian properties and post-war low-rise Council housing blocks of between three and four-stories.

According to the submitted design and access statement, Flat A, which occupies the ground floor and does not form part of this application, already benefits from replacement double glazed uPVC windows.

The proposal seeks to replace all of the existing upper floor window units with double-glazed uPVC units.

The replacement uPVC casement units would largely replicate the proportions, design and opening arrangement of the existing units, and would represent a satisfactory standard of replacement units, taking into consideration the mixed character and prevalence of uPVC framed units of a similar style within the wider locality.

It is acknowledged that older single glazed units have less thermal efficiency than modern double-glazed units as proposed. The proposal would therefore serve to improve the thermal efficiency of the property in accordance with the policy objectives to improve the environmental performance of buildings within the borough, outlined in DM policy DM21.

Taking the above into consideration, the proposal would be acceptable with regards to design and character considerations, in accordance with policies SP11, DM1, DM12 and DM21.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM12 and DM21 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 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. 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 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.