

Officer Report

Application Number:	HGY/2023/2704
Application Type:	Householder planning permission
Address:	7 Marlborough Road, Wood Green, London, N22 8NB
Proposal:	Replacement of windows and installation of new French doors on the rear elevation. Installation of new render system to external brickwork.
Case Officer:	Roland Sheldon
Valid Date:	09/10/2023
Applicant:	3 Amanda Walker
Agent:	Mr Shane Tyler

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey mid-terraced L-shaped dwellinghouse located on the western side of Marlborough Road, N22. The surrounding uses are residential. The site does not contain a listed building but is located within the Bowes Park Conservation Area.

2. The Proposal

The proposal seeks the replacement of windows and installation of new French doors on the rear elevation. Installation of new render system to external brickwork.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows.

7 Marlborough Road, N22

HGY/2020/1233: Replacement of, and alterations to, ground floor windows and doors and making good of surrounding walls; Demolition of existing redundant exterior chimney stack on side elevation of rear projection; Application of replacement external render – Approved 07/07/2020

4. Consultation response

The following were consulted on the planning application:

Internal

- LBH Conservation

External

-

None

The following responses below were received following consultation on the application:

Internal:

LBH Conservation: The proposals are located to the rear of the building which is not visible from any public vantage points. Elsewhere there are unoriginal window replacements to the rear and other more significant interventions. The proposed window design & materiality would reduce the consistency of the design throughout the house as a whole, but this would not have an impact on the significance of the Conservation Area.

There is no in principle objection to the replacement of the existing render, however no specification of this has been given, and it is unclear if the same texture/materials would be used. A change in colour and/or texture could alter how the building is appreciated and, particularly for the front elevation, this may have an impact on the Conservation Area – the rendering of the original brickwork is already a detrimental alteration and this impact should not be exacerbated. It is recommended that further details of the render proposed are ensured through condition.

5. LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No. representations received: 0

6. REASONS FOR GRANTING PERMISSION

The application site is a mid-terrace dwelling house with front and rear gardens. Nos 9 and 5 adjoin to the north and south. To the west, the rear garden bounds those of 52 Thorold Road and 59 Clarence Road. The site lies in the Bowes Park conservation area (CA) but does not affect the setting of any listed building. Planning permission was previously granted for the same alterations to the building under planning reference HGY/2020/1233, which has now expired.

The surrounding area is residential, characterised by mostly terraced and some semi-detached properties of similar design. This part of Marlborough Road, south of the junction with Myddleton Road, is characterised by terraced properties of similar design to the application property. Several feature front elevation alterations which inform its character,

including alterations to windows and the application of a render finish as is the case with the application property.

The proposal would replace and alter the ground floor windows and doors at the rear and side elevations on the rear part of the house. While the site lies in a CA, Officers consider that the existing windows and doors are not of particular design merit. The rear of the property is not visible from surrounding streets. Alongside their ground floor setting, the size of the windows/doors, and the limited extent of change, these works would retain the character of the property.

The application of the external render would take place on the same front and rear elevations as existing and would not be materially deeper/thicker than existing. Therefore, it would not result in a material change to the character and appearance of the house or CA and is acceptable.

The render would not noticeably change the size/appearance of the property. The replacement windows and doors would mostly face the rear garden as existing. New windows at the side of the outrigger would be at ground floor level. Combined with their set-back from the boundary fence, these would be insufficient to cause a material loss of privacy or overlooking to No.5. The proposal is acceptable in amenity terms.

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.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area. 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. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions

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: 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.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our pre-application advice service and published development plan, comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.