



Officer Report

Application Number:	HGY/2023/3390
Application Type:	Full planning permission
Address:	Turners Court, 168 Cornwall Road, Tottenham, London, N15 5AH
Proposal:	Replacement of the Block Entrance Doors with a new high security Metal doors, matching the existing door fenestration.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	22/12/2023
Applicant:	Ms Rebecca Migan
Agent:	Mr Alex Johnson

RECOMMENDATION

Approve with Conditions

1. Site location

The application site is known as Turners Court - a U-shape residential blocks of flats ranging from four to seven storey in height situated between Cornwall Road and North Grove with the main frontage along St Ann's Road. The surrounding area is wholly residential in character. North Grove elevation of the site is not located within St. Ann's conservation area and does not fall within the curtilage of a listed building.

2. Description of Proposal

This is an application for the replacement of the five identified block entrance doors with a new steel door portcullis style doors to improve the security for the block. The existing main entrance doors are metal are in poor condition susceptible to anti-social behaviour.

3. Relevant Planning and Enforcement history

There is no relevant planning history in relation to this site.

4. Local Representations

No representations were received in response to notification and publicity of the application.

5. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development.
2. Design and appearance &
3. Impact on neighbouring amenity.

Principle of Development

Under consideration is a proposal to upgrade and refurbish housing stock as part of a wider programme of works to improve living conditions for residents and secure the long-term future of the properties. The programme has been agreed and promoted by the Council, therefore the principle has been established.

It is clear that principle of the upgrade to the building is wholly compatible with national, regional and local policy. Given the significant improvements the works would bring to residents' wellbeing, the application is supported by planning officers of the Council.

Design and appearance

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.

The appearance of the replacement doors are of good quality material and would largely remain the same with any external works to match the existing building. The aim of the proposed works would not impose any major design alterations to the existing blocks, as the majority of the works are to replace blocks existing entrance doors with upgraded material of improved security and performance.

Impact on neighbouring amenity

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.

Given the nature of works above are mainly the improvements to the existing materials and external fabric, replacement of existing blocks entrances doors improves security measures. As such, the nature of the proposed works means the size of the building will remain the same. All works will fall within the properties existing footprint and will not increase the building's form.

Conclusion

The proposal would bring improvements for both residents and the buildings. Moreover, the Council would benefit from retaining housing stock and improving the running costs. All of this would be in tandem with visual appearance of the building and would be beneficial to the appearance to the wider area and 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 increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. 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: 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.

