

Officer Report

Application Number:	HGY/2023/2323
Application Type:	Householder planning permission
Address:	183 Gladstone Avenue, Wood Green, London, N22 6LB
Proposal:	Replacement of roof, windows and doors to the front and the rear and fabric repairs. Excludes works for replacement modular pods.
Case Officer:	Mercy Oruwari
Valid Date:	29/08/2023
Applicant:	Ms Pauline Hinds
Agent:	Mr Keith Noble

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. REASONS FOR GRANTING PERMISSION

The subject site is a two-storey mid terraced property located in the section of Gladstone Road that sits between Salisbury Road and Darwin Road. The application site is located within the Noel Park Conservation/Article 4 Area, but none of the properties are listed.

The Noel Park conservation area comprises of a number of predominantly residential streets. There is a mixture of architectural styles and details, including roof shapes, but overall consistency in terms of the appearance and scale of buildings. This consistency informs the significance of the conservation area and forms a key part of its character and appearance. The flats at 105-221 (odd) Gladstone Avenue are particularly distinctive. These have large gables to the facade with vivid green or grey brickwork in a diamond pattern and a small rounded pediment at the apex. Almost all windows in these terraces are original or in keeping with the original style.

The Noel Park conservation area has a current adopted appraisal and is covered by an Article 4 Direction, as such most development to the front and any visible side facades (replacement roof, windows, doors etc) are currently controlled in relation to single family dwellings as well as flats.

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

- HGY/2012/0132 - Replacement of existing white vertical sliding and casement style timber windows and timber doors with like-for like timber windows to front, PVCu windows and PVCu 2xG door to rear. Approved with conditions
- HGY/2011/0864 - Demolition of existing two storey pre fabricated POD extension and erection of pre fabricated two storey POD accommodation (householder application). Approved with conditions

The proposed development involves the replacement of the front elevation windows and door. The rear elevation windows would also be replaced. The proposal would include repair works to the roof with slates/tiles being replaced. The final works would involve the repairs to the brickwork at the rear of the property.

The timber replacement windows to the front of the property would follow the same pane arrangement and frame colour to respect the authentic look and quality of the original windows important to the character of the road. Specifically, the windows will have a sliding sash design to reflect the design of the current windows. It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties. However, with external views this change would be hardly if at all, detectable.

At the rear the windows would be replaced with uPVC double glazed heritage style slim profile casement windows. In addition, at the rear works would be carried out to the walls with brickwork/pointing repairs in lime mortar to match the existing.

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 replacement front entrance door with part-glazed part panel timber door would match the existing door style to this property, common to properties within this terrace. The door colour would be selected from the Noel Park Conservation Area palette for doors.

Lastly, the repairs to the main roof both on the front and the rear as well as the roof of the front bay window would involve the replacement of the old natural slates/clay tiles with new ones matching the existing style.

In all significant respects the replacement windows and door will match the existing and will not have any material effect on the external appearance of the property, leaving the character and appearance of the conservation area preserved.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

RECOMMENDATION - 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.

- 3 Notwithstanding the approved plans and for the avoidance of any doubt, the replacement windows hereby approved shall match those of the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.

In addition, notwithstanding the approved plans and for the avoidance of any doubt, the replacement door hereby approved shall match the existing in terms of texture, appearance and architectural detailing and shall be maintained as such thereafter. The colour shall be selected from the approved Noel Park Conservation Area palette for doors.

Reason: In order to maintain the attractive, original design of windows in the Conservation Area in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).

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: 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.