



Officer Report

Application Number:

HGY/2024/0469

Application Type:

Change of use

Address:

44 Chesterfield Gardens, Tottenham, London, N4 1LP

Proposal:

Replacement of all existing single-glazed timber windows with double-glazed UPVC windows to the front and rear elevations, with the style, size, method of opening, colour and fenestration of the replacement windows matching the ones they are replacing. Replacement of existing single-glazed timber door to rear of property with a UPVC double-glazed door to match the existing. Replacement fascias in UPVC. Change of use of the property from C3(b) to C3(a).

Case Officer:

Zara Seelig

Valid Date:

23/02/2024

Applicant:

Ms Sarah Goulding

Agent:

Mr Jag Bilkhu

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

Conditions:

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Details of cycle storage
- 4) Details of waste/refuse storage

Informatives:

- 1) Land ownership
- 2) Hours of construction
- 3) Party Wall Act

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application to:

- Replace all existing single-glazed timber windows with double-glazed UPVC windows to front and rear elevations. All styles, sizes, methods of opening, colour and fenestration are to match existing.

- Replace rear single-glazed timber door with UPVC double-glazed door to match existing.
- Replace fascias in UPVC
- Change of use from C3(b) to C3(a)

Site and Surroundings

The subject site is a two storey mid terrace building originally built as a single family dwelling and currently used as supported living housing for people in need situated on the Southern side of Chesterfield Gardens. The property is not located within a conservation area and the site is not a listed building.

Relevant Planning history includes:

HGY/2017/2823,

Address: 44, Chesterfield Gardens, London, N4 1LP, London

Proposal: Certificate of Lawfulness Development for proposed change of use from residential care to supported living C3(b).,

Received Date: 20 September 2017

Valid Date: 20 September 2017

Decision Date: 15 November 2017

Decision: Not Required

VOID/2018/2068,

Address: 44, Chesterfield Gardens, London, N4 1LP

Proposal: To replace all existing windows to front and rear elevations with new uPVC double-glazed windows, with styles and opening sizes to match existing. To replace existing rear garden door with new uPVC double-glazed door, to match existing style and opening sizes,

Received Date: 13 July 2018

Valid Date: 13 July 2018

Decision Date: 13 July 2018

Decision: Not Proceeded With

HGY/2018/2423,

Address: 44, Chesterfield Gardens, London, N4 1LP

Proposal: To replace all existing windows to front and rear elevations with new uPVC double-glazed windows, with styles and opening sizes to match existing. To replace existing rear garden door with new uPVC double-glazed door, to match existing style and opening sizes,

Received Date: 13 July 2018

Valid Date: 13 July 2018

Decision Date: 13 September 2018

Decision: Approve with Conditions

OLD/1983/1125,

Address: 44, Chesterfield Gardens, N4

Proposal: 17/6/83 Use as a dwelling house in multiple occupation.,

Received Date:

Valid Date:

Decision Date: 19 October 1983

Decision: Withdrawn

CONSULTATION RESPONSE

The following were consulted regarding the application:

- LBH Transportation Team – Consulted, response can be found in the transport considerations section of this report

LOCAL REPRESENTATIONS

The application has been publicised by way of 5 neighbour notification letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting: 0

Neither: 0

The following comments were raised by a neighbour:

- None

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design
2. Loss of residential accommodation;
3. The impact on the amenity of adjoining occupiers.
4. Transport Considerations

Design

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 colour, means of opening and proportions will largely match the existing. 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 window replacement 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.

Loss of residential accommodation

The applicant proposes to return the converted property back into a 3 bedroom, single, family dwelling which would result in the loss of supported living accommodation. Policy DM16: Residential Conversions outlines the Local Plans aim 'To maintain a supply of larger family homes to meet Haringey's housing need'. A core tenant of the policy is the protection of family housing, which typically requires the re-provision of a 3-bed as part of a conversation as to avoid the loss of family sized accommodation. In this case, the application property was converted into two small flats it appears without planning permission, resulting in the loss of a family home, failing to comply with the council's policy this would not have been supported. As such, given that the site is located within the Family Housing Zone where there is a shortage of family housing, the proposed de-conversion is welcome, providing an acceptable standard of accommodation in accordance with the property's intended use and meeting the aim outlines in Policy DM16 above.

Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.... NOISE ETC. and address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

There are no external works proposed, the internal conversion from assisted living accommodation to a single family dwelling would cause no more of an impact on neighbouring amenity than the existing situation.

Transport Considerations

Local Plan (2017) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DM Policy (2017) DM31 'Sustainable Transport'.

The Council's Transportation Team has been consulted and their comments are as follows:

- "a. The site has good public transport accessibility (PTAL=4) and is located within a CPZ.
 - b. The proposal is car free. No parking stress assessment has been undertaken, however the use as a single family house is unlikely to have a significant impact.
 - c. Cycle parking provision for two bicycles is required. This should be secure, sheltered and accessible.
 - d. Details of provision for refuse storage should be provided.
- The cycle parking and refuse storage can be secured by condition.
There are no transport planning objections."

The decision will be conditioned to provide details of waste/refuse storage and secure and sheltered cycle storage.

Conclusions

The proposed de-conversion of the property back into a single family dwelling would be acceptable as it would support the retaining of family housing. The proposed development is in general accordance with Policy DM16 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 2016 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. The details of the decision are set out in the RECOMMENDATION

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sqm. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION subject to conditions:

1. Time limit
2. In accordance with approved plans
3. Details of cycle storage
4. Details of waste/refuse storage

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.

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.

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 No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

- 4 Prior to the first occupation of the approved development, details of proposed waste/refuse storage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure appropriate waste management, consistent with Policy DM4 of the Development Management DPD 2017.

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 their ownership.

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