Officer Report

Application Number:	**HGY/2024/0459**
Application Type:	**Householder planning permission**
Address:	15 Jellicoe Road, Tottenham, London, N17 7BL
Proposal:	Proposals include for the installation of External Wall Insulation (EWI) enhancing both tenant comfort and thermal efficiency in line with Building Regulations Approved Document L, as well as protecting and improving the general condition of the building's fabric.
Case Officer:	Sarah Madondo
Valid Date:	22/02/2024
Applicant:	Mr Chris Greatorex
Agent:	Miss Sasha Ellam-Brown

RECOMMENDATION

Approve with Conditions

Proposed development

Proposals include for the installation of External Wall Insulation (EWI) enhancing both tenant comfort and thermal efficiency in line with Building Regulations Approved Document L, as well as protecting and improving the general condition of the building's fabric.

Site and Surroundings

The site is two storey mid terraced property located on Jellicoe Road. The area is residential in character and site is not in a conservation area.

Relevant Planning and Enforcement history

None

CONSULTATION RESPONSES

None

LOCAL REPRESENTATION

The application has been publicised by way of press & site notice displayed in the vicinity of the site and 5 letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

Design and Impact on the character 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 proposal comprises of external insulation of the front and rear of the property, the submitted drawings indicate that existing brickwork face is to be covered with Stone Wool and Silicone Render Finish and the proposed depth is 125mm. The proposed materials would be in keeping with the materials used in construction of buildings within the locality where there is a variety materials used. As such, the proposal would result in a similar appearance to that of the neighbouring buildings.

London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy
use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation. The proposal would involve external wall insulation to provide a more sustainable building and would therefore weigh in favour of the proposed alterations, supported by the aforementioned policies.

Conclusion

The proposal is considered acceptable as it would sufficiently preserve the character and appearance of the host property and the 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. The details of the decision are set out in the RECOMMENDATION.

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.

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.

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.