



Officer Report

Application Number:	HGY/2024/0789
Application Type:	Full planning permission
Address:	268 West Green Road, Tottenham, London, N15 3QR
Proposal:	Insertion of 3no. high positioned windows at ground floor level for function room.
Case Officer:	Daniel Boama
Valid Date:	20/03/2024
Applicant:	4 Mr Abraham Ost
Agent:	Mr Richard Oaten

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

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

2. Planning assessment

The application site relates to a mixed use building and is not located within a conservation area. The application history in relation to this site is noted.

First Floor & Second Floor 268 West Green Road

HGY/2013/0201 - Use of property as 25 self contained flats. Granted permission on 09/4/2013.

Black Boy 268 West Green Road

HGY/2003/1490 - Erection of 2 storey rear extension to existing hotel providing 10 additional bedrooms, provision of 8 off street car parking spaces on car park at the rear of 270 - 278 West Green Road. Granted permission on 19/12/2003.

HGY/2000/1276 - Alterations to front elevation; and erection of a single storey rear extension to provide kitchen and toilet facilities. Granted permission on 18/10/2000.

This application is being considered against DPD Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality, is a consideration.

This application is seeking consent for the insertion of three high positioned windows at ground floor level. The lowest part of the windows would be 2m above ground level, and 2.3m internally. This would prevent overlooking to the nursery to the

northeast of the property. From the details submitted it is shown that the proportions and means of opening to the new windows will largely match the existing, as well as the colour of the window frames. Being at the rear of the building, the use of uPVC is not considered to have an impact on the surrounding area.

The new 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 considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041. They would also help provide needed natural light into the function room.

Overall, the use of uPVC windows here will not materially affect the external appearance of this building and the character of the area nor do such works present any issues in terms of amenity for neighbouring occupiers. For the reasons outlined above, the works here are considered acceptable and in accordance with relevant planning policies.

3. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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.

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.