



Officer Report

Application Number:	HGY/2024/0402
Application Type:	Householder planning permission
Address:	36 Bennington Road, Tottenham, London, N17 7NU
Proposal:	Replacement of timber-framed entrance door with matching existing material. Insertion of 1no. rooflight within existing rear extension roof concealed behind new parapet wall over existing rear elevation with replacement aluminium bifold door (white).
Case Officer:	Daniel Boama
Valid Date:	19/02/2024
Applicant:	Ms Abrahamson
Agent:	Mr Odedra

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This is an application for Replacement of timber-framed entrance door with matching existing material. Insertion of 1no. rooflight within existing rear extension roof concealed behind new parapet wall over existing rear elevation with replacement aluminium bifold door (white).

2. SITE AND SURROUNDINGS

The application site is a two storey terraced dwellinghouse on the east side of Bennington Road. The site falls within a Tower Gardens conservation area.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There is no planning history in relation to the site.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 8 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

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.

Design and heritage

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.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

The works here relate to the replacement of the existing timber-framed entrance door with matching existing material, the erection of a low parapet wall and insertion of 1no. rooflight above the flat roof of the existing rear extension, and the replacement of the existing uPVC 1no. door and 2no. windows with aluminium bifolding 3no. door (white in colour to match existing fenestration) on the existing rear extension. The bifolding 3no. door would measure 2.55m in width and 2.2m in height, and would be set in from side walls by 0.63m next to No.34 and 0.87m adjacent to No.38.

The proposed entrance door would be a like for like replacement with a door to match the existing heritage style and would be in the same position. The parapet would not be higher than the parapet on the boundary with No.38 and would be significantly lower than the parapet on the boundary with No.34. The rooflight would match the height of the proposed parapet. The bifolding door, although slightly wider, would have a similar separation distance from the side walls of the building, therefore it would still appear subservient to the rear wall of the existing extension. Being white in colour would ensure that it is in-keeping with the fenestrations on the main building.

Officers note that there are many instances of uPVC units in place at lower ground level, eg: No's 22, 24, 26, and 38 Bennington Road etc. Given there are numerous examples in the use of uPVC at this level and taking account of the window replacement chosen here, it is deemed that the works here would not harm the character and appearance of the conservation area, leaving it preserved.

Rather as mentioned given the context, as described above, the windows framed here in uPVC and the profile proposed would be at the rear and would not be seen from the private road at the rear that connects to Peabody Cottages. As such, it is viewed there would be no harm to the character and appearance of the conservation area.

It is however highlighted that the granting of consent for these lower ground floor windows should not be taken as a precedent for the granting of consent in respect of upper floor windows, as each application has to be determined on their own merits.

Conclusion

On balance taking account of the specific related part of the elevation in question and extent of changes at this level elsewhere within the street, there are specific circumstances to allow for an appropriate 'heritage' uPVC frame in place of timber, with the conservation area left unharmed, preserved.

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

6. RECOMMENDATION

GRANT PERMISSION -Subject to the following condition(s)

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 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 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: 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.