



Officer Report

Application Number: HGY/2024/0929
Application Type: Householder planning permission
Address: Ground Floor Flat, 16 Colless Road, Tottenham, London, N15 4NR
Proposal: Replacement of existing front and rear timber windows and back door with double-glazed uPVC windows and door (Retrospective Application).
Case Officer: Neil McClellan
Valid Date: 03/04/2024
Applicant: 4
Agent: Ms Daisy MacDonald

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Replacement of the ground floor flat's existing single-glazed timber windows and back door with new double-glazed uPVC windows and doors. This is a retrospective application.

Site Description

The application relates to the ground floor flat in this mid-terraced 2-storey house.

The site is not located within a conservation area.

Planning and Enforcement History

No recent planning history. Planning permission was granted for the conversion of the property to two self-contained flats in 1972 (Ref: OLD/1972/0179).

REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The applicant has already replaced their ageing single glazed timber units with new double glazed upvc windows and back door.

The original windows would have been timber sliding sash, and there are still a few properties left in the street that still have well maintained timber windows. However, most now have non-original upvc or timber windows of varying quality, including the two properties either side and the flat above.

The windows that have been installed match the proportions, colour and general appearance of the originals, but are of the tilt variety, which do not match the sightlines or thickness of the original frames. In a street that showed more consistency to the design and appearance of the original windows, officers would encourage an applicant to select a timber or upvc window that had a sliding sash method of opening which better reflects the original style. However, given the wide variety of window styles and appearance prevalent in the street, the impact of the windows on the external appearance of the building is limited. The proposal is therefore considered to have no materially harmful impact on the character and appearance of the area or on visual amenity.

The proposed development 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.

RECOMMENDATION

GRANT PERMISSION subject to conditions.

Conditions:

- 1 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.