

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

Reference No: HGY/2011/1663

Ward:

Date received: 15/09/2011

Last amended date: DD/MM/YYYY

Drawing number of plans: 110911-1-4 Incl, Jeldwen 1, Jeldwen 4, Veka 1, Veka 4 & Veka 3

Address: 144, 178 & 180 Tower Gardens Road N17 7QB

Proposal: Replacement of existing white timber casement windows / doors to front elevation and PVCu windows / doors to rear of property

Existing Use: Residential

Proposed Use: Residential

Applicant: Mr Thomas Farrell (Homes For Haringey) Limited

Ownership: Private

PLANNING DESIGNATIONS

Road Network: B Road
Conservation Area

Officer contact: John Ogenga P'Lakop

RECOMMENDATION

GRANT PERMISSION subject to conditions

SITE AND SURROUNDINGS

The subject site consists of a 2-storey dwellinghouse along Tower Gardens Road, N17. The site is in the Tower Gardens Conservation and Article 4 areas.

PLANNING HISTORY:

Planning Application History

None

Planning Enforcement History

There is no enforcement record

DETAILS OF PROPOSAL

Full planning application for the replacement of existing white timber casement windows / doors to front elevation with timber replacement windows and PVCu windows / doors to rear of property

CONSULTATION

Please refer to consultation checklist on file

RESPONSES

None

RELEVANT PLANNING POLICY

Unitary Development Plan 2006

UD3 General Principles

UD4 Quality Design

CSV1 Development in Conservation Areas

CSV5 Extensions and Alterations in Conservation Areas

Supplementary Planning Guidance

SPG1a Design Guidance

SPG2 Conservation & Archaeology

ANALYSIS/ASSESSMENT OF THE APPLICATION

Appearance

Policies CSV1 and CSV5 seek to ensure that proposals affecting Conservation Areas preserve or enhance the historic character of the Conservation Area. In addition, Policies UD3 and UD4 require that development proposals complement the character of the locality and are of a nature and scale that is sensitive to the surrounding area.

The application proposes the replacement of the existing windows to the front with replacement timber windows and the installation PVCu double glazed windows and door to replace the existing timber single glazed fenestration on the rear. The subject property is in the Tower Gardens Conservation Area and Article 4 Direction areas however the PVCu units are located to the rear, away from the public realm and would not harm the area's historic character. Furthermore, the proposed windows are sliding sash to retain some of the original character on the rear elevation of these properties.

The proposed development would therefore be in compliance with Policies UD3, UD4, CSV1 and CSV5 of the Unitary Development Plan 2006.

SUMMARY AND CONCLUSION

The proposed windows, due to their location and design, would cause no harm to the appearance and character of the Tower Gardens Conservation Area in compliance with

Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV5 'Extensions and Alterations in Conservation Areas' of the Unitary Development Plan 2006.

RECOMMENDATION

GRANT PERMISSION subject to conditions

Registered No. HGY/2011/1663

Applicant's drawing No. (s) 110911-1-4 Incl, Jeldwen 1, Jeldwen 4, Veka 1, Veka 4 & Veka 3

Subject to the following condition(s)

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL

The proposed windows, due to their location and design, would cause no harm to the appearance and character of the Tower Gardens Conservation Area in compliance with Policies UD3 'General Principles', UD4 'Quality Design', CSV1 'Development in Conservation Areas' and CSV5 'Extensions and Alterations in Conservation Areas' of the Unitary Development Plan 2006.