



Officer Report

Application Number:	HGY/2024/0284
Application Type:	Full planning permission
Address:	Stellar House, 900 High Road, Tottenham, London, N17 0DZ
Proposal:	Replacement of all existing UPVC windows with new UPVC windows. Existing main entrance wooden doors replaced with steel core multi secure door type with side lights to match existing. Existing corner windows to the West side elevation replaced with an aluminium door set to create new access to the lower floor room.
Case Officer:	Emily Whittredge
Valid Date:	02/02/2024
Applicant:	4 Mr Peter De-Bique
Agent:	Mr Henry cooper

RECOMMENDATION

Approve with Conditions

SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials to match existing

Informatives:

- 1) Hours of construction
- 2) Land ownership

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

The application seeks the replacement of all existing UPVC windows with new UPVC windows. Existing main entrance wooden doors replaced with steel core multi secure door type with side lights to match existing. Existing corner windows to the West side elevation replaced with an aluminium door set to create new access to the lower floor room.

Site and Surroundings

The application relates to a modern purpose built tower block on the High Road in Tottenham. The surrounding area is residential in character with a mix of both terraced dwellings and apartment complexes. The site does not fall within a Conservation Area.

Relevant Planning and Enforcement History

None relevant

LOCAL REPRESENTATIONS

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

REASONS FOR GRANTING PERMISSION

The application seeks to replace the existing windows, doors and sidelights to the building with new windows and doors with designs and external finishes to match existing. The existing uPVC windows are to be replaced with uPVC, and the existing timber doors are to be replaced with steel-reinforced timber doors. A ground floor window on the West elevation is to be replaced with an aluminium door for external access (to a meeting room).

The proposal does not represent a material change to the overall character and appearance of the building, and will not detract from the appearance of the locality. Therefore, the local character and visual amenity of the area will be protected. The minor nature of the development replacing windows and doors within existing openings would not result in a material loss of privacy to the neighbouring properties.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policies 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.

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

GRANT PERMISSION subject to 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 unless otherwise stated on the plans hereby approved.

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: 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.