



Officer Report

Application Number:	HGY/2024/3016
Application Type:	Listed building consent (Alt/Ext)
Address:	Flat 4, 62 Monument Way, Tottenham, London, N17 9NX
Proposal:	Listed building consent for replacement of four timber windows with like for like new timber windows.
Case Officer:	Ben Coffie
Valid Date:	01/11/2024
Applicant:	Sharer
Agent:	Mrs Plamena Yotova-Nedkova

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This proposal seeks listed building consent for replacement of four second floor timber windows with like for like new timber windows, two windows on the front façade, one at the rear and one at the side.

Site and Surroundings

The application site relates to a Grade II listed building situated on the Southern side of Monument Way, it is currently being used as 4 self contained flats. The proposal site is not located within a Conservation Area.

Relevant Planning and Enforcement History

The most recent planning history in relation to the site is as follows.

- HGY/2011/1435 – GRANTED - Listed building consent for conversion of existing disused property into 2 x one bed, 1 x two and 1 x three bed flats
- HGY/2011/1434 – GRANTED - Conversion of existing disused property into 2 x one bed, 1 x two and 1 x three bed flats
- HGY/2022/1611 – GRANTED - Listed building consent for replacement of four timber windows with like for like new timber windows.

Consultation Responses

The following were consulted, with any responses shown below following consultation on the application:

Internal:

- 1) LBH Conservation Officer: Consulted – No comments received

Local Representations

No representations received from neighbours, local groups, in response to notification and publicity of the application.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Impact on the character and appearance of the building/listed building

As noted above the subject property is a Grade II listed building and as such there is a legal requirement for its protection. The primary legislation relating to the conservation of historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest” (Sections 16 (2) and 66(1)), and to pay “special attention to the desirability of preserving or enhancing the character and appearance of conservation areas” (Section 72).

The requirements of Local Plan policy SP12 ‘Conservation’ and adopted policy DM9 ‘Alterations to Listed Buildings’ apply in this case, as well as the guidance contained in SPG2. Policy DM9 states that it is required that alterations and extensions to listed buildings to:

- be necessary and not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;
- relate sensitively to the original building; and
- not adversely affect the setting of a listed building.

It is apparent from a comparison between existing windows and the new replacements, that they are like-for-like replacements. The former windows were considered to be beyond reasonable repair, they would be replaced like-for-like, and this has formed the basis for an application for listed building consent. The proposed windows are considered to be appropriate to the character and appearance of the listed building.

The proposals do not introduce any new uses within the existing premises and weight therefore afforded to this. The development uses are not therefore considered to result in any additional or undue harm to those nearby or each other, nor are the alterations of a scale that is likely to result in any. The proposal is therefore considered acceptable in terms of neighbouring amenity.

Conclusion

The alterations proposed, subject to the conditions set out in the recommendation, are not considered to be prejudicial to the special architectural and historic interest of this listed building.

The proposal therefore preserves the special architectural and historic interest of this listed building.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL Applicable

The increase in internal floor area would not exceed 100 sq. m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

Recommendation

GRANT CONSENT subject to conditions.

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 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 All new windows shall be timber, double hung, vertical sliding sashes in accordance with approved window details in Maple Windows and Doors Ltd Quotation.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Informatives:

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.

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: 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.