



# Officer Report

|                            |                                                                                                                                                                                            |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0160</b>                                                                                                                                                                       |
| <b>Application Type:</b>   | <b>Full planning permission</b>                                                                                                                                                            |
| <b>Address:</b>            | 109 Mount Pleasant Road, Tottenham, London, N17 6TQ                                                                                                                                        |
| <b>Proposal:</b>           | Replacement of the existing windows with new double glazed uPVC windows and replacement of the existing doors for composite double glazed door (front) and uPVC double glazed door (rear). |
| <b>Case Officer:</b>       | Ben Coffie                                                                                                                                                                                 |
| <b>Valid Date:</b>         | 20/01/2026                                                                                                                                                                                 |
| <b>Applicant:</b>          | Mr Stephen Rhule                                                                                                                                                                           |
| <b>Agent:</b>              | Mr David Mugliston                                                                                                                                                                         |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. SITE DESCRIPTION**

The subject site comprises a two-storey end-terraced property located within on the west side of Mount Pleasant Road on the junction with Chester Road. The property has been divided into two flats. The site is not located within a Conservation Area and is not a listed building.

#### **2. PROPOSED DEVELOPMENT**

The applicant is proposing the following works to the dwelling.  
Replacement of the existing windows with new double glazed uPVC windows and replacement of the existing doors for composite double-glazed door (front) and uPVC double glazed door (rear).

#### **3. SITE HISTORY AND ENFORCEMENT**

No relevant planning history.

#### **4. CONSULTATION**

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

#### **5. PLANNING CONSIDERATIONS**

##### **Design & appearance**

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

The application proposes the replacement of all existing timber windows of the dwelling. The windows would be replaced with new high quality double glazed uPVC windows. The existing main entrance door is timber with three decorative single glazed obscured panes over two vertical single glazed obscured over three solid panels and single glazed obscured fixed decorative (sign writing) fanlight above. The rear door has single glazed panel over two solid panels. The main front and rear entrance doors will be replaced and to closely match existing design.

The replacement windows would follow the existing pane arrangement, and the proposed frame material and colour would respect the appearance and quality of the original windows, which contribute to the character of the residential area. It is acknowledged that the introduction of double glazing UPVC windows will result in a slightly deeper box frame; however, this would not be perceptible from the streetscene and would not detract from the appearance of the dwelling or the wider terrace.

The replacement windows would result in the loss of the existing glazing bars however this would not have a negative impact on the character of the street as glazing bars are not consistent features as seen within the streetscene.

The replacement windows and rear door would also provide benefits in terms of improved thermal performance and sound insulation, which are relevant considerations, particularly in the context of Haringey's Climate Change Action Plan and the objective of achieving net zero carbon by 2041.

In all significant respects, the replacement windows and door would match the existing and would not have any material impact on the external appearance of the property, thereby maintaining the character of the area.

The proposed development is in general accordance with the policies outlined above.

### **Impact on neighbouring amenity**

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Given the modest scale and nature of the proposed works, not impact on neighbouring residential amenity would arise. The alterations are largely external replacements and a minor reconfiguration of internal space, with no change to the building's footprint, height, or relationship with adjoining properties.

### Conclusion

The works here as amended are minor in scale and acceptable in design and amenity terms. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

### **5. CIL**

N/A – No new floorspace being provided.

## 6. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with the following conditions:

### 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.

Approved plans lists: Location Plan, 11085-PR-109\_MPR-ZZ-DR-A-PL202.P1-S2, 11085-PR-109\_MPR-ZZ-DR-A-PL402.P1-S2, 11085-PR-109\_MPR-ZZ-DR-A-PL201.P1-S2, 11085-PR-109\_MPR-ZZ-DR-A-PL401.P1-S2.

Reason: For the avoidance of doubt and in the interests of proper planning.