

Officer Report

Application Number:	HGY/2026/0349
Application Type:	Full planning permission
Address:	Flats 1 - 7, Sycamore Gardens, 295 High Road, Tottenham, London, N15 4RQ
Proposal:	Replacement of existing single glazed timber windows with double glazed units
Case Officer:	Oskar Gregersen
Valid Date:	26/02/2026
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Applicant:	Mr Ron Kingshott
Agent:	Miss Laura Day

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

LBH Conservation submitted comments on the application and stated the following:

1-7 Sycamore Gardens lies on the boundary of Tottenham Green Conservation Area and is surrounded by several locally listed buildings, including 8-63 Sycamore Gardens, the former Jewish hospital. The application site dates to the Mid C20 and appears to have been affiliated with the hospital when built.

The building forms part of the setting of the locally listed building and the Conservation Area(s). Since the windows themselves are from the mid-C20 and the proposed replacement windows are timber to match the opening method and elevational design there is no objection to their replacement as set out in the proposal

It would have a neutral impact on the significance of the locally listed building and the CA's through development in their setting.

2. REASONS FOR GRANTING PERMISSION

The subject site relates to a two-storey residential building located on 295 High Road, which forms part of the complex of a building previously used as a Jewish hospital. The application site is not located within an conservation area, nor is it locally listed, however it does border the Tottenham High Road Historic Corridor and a number of locally listed buildings.

The planning history of the site has been taken into account when coming to this decision.

The proposed development involves the replacement of existing timber framed sash windows with double glazed timber units, where the opening sizes and opening method will match the existing windows. The site has 2no. uPVC windows at roof level, which are proposed to be replaced with uPVC units.

The timber replacement windows will follow this same pane arrangement and frame colour to respect the authentic look and quality of the original windows important to the character of the road. Specifically, the windows replacing sash units will have a sliding sash design to reflect the design of the current windows. It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be hardly if at all, detectable.

The replacement windows here will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

In all significant respects the replacement windows and door will match the existing and will not have any material effect on the external appearance of the property, leaving the character and appearance of the adjacent conservation areas and locally listed buildings preserved.

LBH Conservation were consulted on this application and it was considered that the proposal would not have any adverse effect on the adjacent Tottenham Green and Seven Sisters/Page Green conservation areas, or adjacent locally listed buildings and would therefore be acceptable.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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.

3. RECOMMENDATION - GRANT PERMISSION subject to 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 drawings list:

36848-BGL-A1-XX-DR-A-1700-P-01 Existing Site Photos
36848-BGL-A1-XX-DR-A-1401-P-01 - Proposed West and South Elevations
36401-BGL-A1-XX-DR-A-1100-P-01- Site Location Plan
36848-BGL-A1-XX-DR-A-4500-P-01 - Existing Window Schedule
36848-BGL-A1-XX-DR-A-4400-P-01 - Existing East and North Elevations
36848-BGL-A1-XX-DR-A-1400-P-01 - Proposed East and North Elevations
36848-BGL-A1-XX-DR-A-4401-P-01 - Existing West and South Elevations
36848-BGL-A1-XX-DR-A-4402-P-01 - Existing Sections AA and BB
36848-BGL-A1-XX-DR-A-1402-P-01 - Proposed Sections AA and BB
36401-BGL-A1-XX-DR-A-1101-P-01 - Block Plan

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

- 3 Notwithstanding the approved plans and for the avoidance of any doubt, the replacement windows hereby approved shall match those of the existing building in terms of colour, texture, appearance and architectural detailing and shall be maintained as such thereafter.

Reason: In order to maintain the attractive, original design of windows in the Conservation Area in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 and DM12 of The Development Management DPD (2017).

Informatives:

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: 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: 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.