



Officer Report

Application Number:	HGY/2026/0325
Application Type:	Full planning permission
Address:	13 White Hart Lane, Wood Green, London, N22 5SL
Proposal:	Replacement of the existing single glazed windows with new double glazed slimline timber windows to the front elevation and uPVC double glazed windows to the rear. Replacement of existing timber front door for new timber door and replacement rear timber access door for new UPVC door.
Case Officer:	Sabelle Adjagboni
Valid Date:	23/02/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for replacement of existing single glazed slimline timber windows with double glazed timber windows to the front elevation and uPVC double glazed windows to the rear. The proposal also includes the replacement of the existing timber front door with a new timber door and the replacement of the rear timber access door with a uPVC door.

2. Site and Surroundings

The application site lies within the Trinity Gardens Conservation Area, and is considered to positively contribute to its significance. Trinity Gardens and Crescent Gardens are important as surviving areas of former common land at the convergence of three historic routes, which were adopted as public open spaces in the late 19th century. The size and extent of the three linked open spaces and the historic routes are an unusual survival within the fabric of such a densely built-up urban area.

The conservation area also retains some good examples of mid-to-late 19th century houses which are an important part of its character and appearance. Nos. 1-47 White Hart Lane is a long, three-storey, late-Victorian terrace, built in brown stock brick with painted cement dressings. The ground floors have canted bay windows and the upper floors segmental arches with keystones. While of modest architectural quality, the terrace has a prominent townscape role in enclosing the north-eastern boundary of the conservation area, and group value with the Victorian houses opposite in Stuart Crescent where the two roads converge.

3. Relevant Planning and Enforcement history

The planning history in relation to this site is as follows:

Planning cases

HGY/2025/2610,

Address: 13 White Hart Lane, Wood Green, London, N22 5SL

Proposal: Replacement of single glazed timber windows with double glazed timber units on the front elevation and uPVC casement units on the rear elevations, finished in white to match the existing. Replacement of front entrance door with new timber door, and replacement of rear timber doors with uPVC doors.,

Decision Date: 21 November 2025

Decision: Refuse

4. Local representations

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 14 letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

5. Consultation response

LBH Council's Conservation Officer

- The site is considered to positively contribute to the significance of the conservation area.
- No.13 retains its original windows which have good quality, thinly detailed sash windows with curved top rails which are common features on this part of the street and form an important aspect of its character.
- No submitted condition survey of the existing original windows nor any evidence which show that they are in a poor condition which are beyond repair.
- Existing windows are original and are distinctive original features which unify the terrace and should be retained.
- Loss of original windows would be considered to cause harm to the significance of the Trinity Gardens Conservation Area by eroding the consistency of the street scene and its important detailing and material quality. Additionally, due to their age, the existing windows would be made of superior timber, and the replacement would represent a downgrading in the material quality of the building.
- Provision of concealed trickle vents is welcomed, but proposed joinery details of the replacement windows, are standardised details, and the dimensioned sections do not reflect the existing dimensions of the existing.
- The rear elevation will not be seen from the street, however, the proposal will detract from the architectural heritage of the building and conservation area due to them being Upvc with different opening arrangements and resultant differences to the articulation and having very thick frames with mitred joints.
- The proposed replacements would not be an accurate replacement of the existing and would represent a downgrading of the material and detail quality which are important aspects of the significance of the Trinity Gardens Conservation Area.

6. Material Planning Considerations

Design and heritage

DPD Policy DM12 'Housing Design and Quality' requires alterations to residential buildings to be of a high standard of design quality and to respect the form, period, architectural characteristics and detailing of the host building, using high-quality matching or complementary materials. DPD Policy

DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality and reinforce local character. These policies are supported by Local Plan Policy SP11 and London Plan Policy D6, which seek the highest standards of design that respond positively to context and historic significance.

As the site lies within the Trinity Gardens Conservation Area, London Plan Policy HC1 and DPD Policy DM9 also apply. These policies require development affecting designated heritage assets to conserve their significance, having regard to their architectural interest, materials, detailing, consistency of townscape and contribution to the wider conservation area.

No. 13 White Hart Lane forms part of a late-Victorian terrace that makes a positive contribution to the Trinity Gardens Conservation Area through its uniform scale, consistent materials and regular rhythm of openings. The terrace is characterised by traditional vertically sliding timber sash windows of a standard one-over-one arrangement, including windows with curved window-head details at the upper levels. These features are repeated across this section of the street and are an established component of its architectural character.

Although the existing windows are identified as original, they are of a standard late-Victorian type rather than bespoke or highly decorative joinery. Their contribution to the significance of the building and conservation area derives primarily from their overall appearance, proportions, method of opening and detailing, rather than from the retention of historic single-glazed fabric alone.

The proposal seeks to replace the existing single-glazed timber sash windows on the front elevation with new double-glazed timber sash units, alongside replacement windows and doors to the rear elevation. While noting the comments of the Conservation Officer the submitted drawings demonstrate that the proposed front windows would replicate the existing in terms of sash configuration, proportions, alignment, timber construction and traditional sliding opening method. Importantly, the distinctive curved window-head details are shown in drawing 11085-PR-13_WHL-ZZ-DR-A-PL401 to be retained and replicated. To ensure this outcome is secured, a condition is imposed requiring the precise reproduction of the original joinery, including moulding profiles, dimensions and the curved window-head detail.

While the introduction of double glazing will necessitate slightly deeper box frames, this change would only be appreciable at very close range and would not materially alter the appearance of the building or the terrace as experienced from the public realm. The windows would continue to read as traditional timber sash windows and would preserve the established rhythm and cohesion of the street scene. In this regard, the proposal would not harm the character and appearance of the Trinity Gardens Conservation Area as such leaving it preserved.

It is noted that the wider terrace already displays some variation in window detailing as a result of historic replacements, including the presence of uPVC windows at Nos. 11 and 15. While this does not in itself justify further alteration, it is a relevant contextual consideration when assessing the degree of cohesion and the effect of the proposal on the character of the terrace.

It is also significant that the conservation area is not subject to an Article 4 Direction restricting replacement windows. In such circumstances, where permitted development rights remain in force, the LPA must exercise caution in resisting the principle of window replacement, provided that proposals are sympathetic and appropriately detailed. The approach taken in the attached approved precedent is directly applicable in this case, as it similarly involved replacement of traditional sash windows with curved window-head details within a conservation area, subject to robust conditions securing accurate replication.

The replacement windows would also deliver clear public benefits through improved thermal performance, reduced heat loss and enhanced acoustic insulation. These benefits directly support Haringey's Climate Change Action Plan and the borough's commitment to achieving net-zero carbon emissions by 2041. Any very limited heritage impact arising from the introduction of double glazing is therefore clearly outweighed by these environmental benefits.

The proposed replacement doors are of an appropriate design and would respect and replicate the appearance of the existing doors; it is also noted that the front entrance door is not original to the property.

The proposed uPVC windows and doors to the rear elevation would not be visible in public views and would not contribute appreciably to the significance of the conservation area. While uPVC is not traditionally favoured within historic environments, the assessment required by Policy DM9 focuses on the actual impact on significance. Given the lack of visibility and the limited townscape role of the rear elevation, the proposal would not result in material harm to the character or appearance of the conservation area.

Taking all matters into account, including the standard form of the existing sash windows, the accurate replication of their key architectural features, particularly the curved window-head details, the absence of an Article 4 Direction, the existence of relevant precedent, and the environmental benefits of the proposal, the development would preserve the character and appearance of the Trinity Gardens Conservation Area. The proposal therefore accords with the policies outlined above.

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

7. CIL Applicable

N/A

8. 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: Location Plan, Block Plan, 11085-PR-13_WHL-ZZ-DR-A-PL201, 11085-PR-13_WHL-ZZ-DR-A-PL401

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

- 3 The joinery details used for the proposed replacement windows on the front /street-facing elevations hereby approved shall exactly match the original windows in terms of their opening method, form and joinery details, including the moulding, profile and dimensions, and particularly the curved window-head detail. The replacement windows shall be installed so as to maintain the existing reveals, surrounds and cills of the original windows. Any trickle vents required shall be concealed and not externally expressed.

Reason: To preserve the character and appearance of the Stroud Green Conservation Area in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

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.