



Officer Report

Application Number:	HGY/2026/0840
Application Type:	Full planning permission
Address:	277 & 279 High Road, Haringey, London, N15 4RR
Proposal:	Replacement of the existing timber single-glazed windows and front and rear garden doors with timber double-glazed units to the front, UPVC double-glazed units to the rear.
Case Officer:	Oskar Gregersen
Valid Date:	25/03/2026
	6
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

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

2. CONSULTATION RESPONSE

LBH Conservation: The loss of the original windows would cause some harm to the significance of the locally listed building, however the photos provided show that some appear to be beyond repair. The proposal also includes improving some of the previously inappropriately replaced windows which is welcomed. It is recommended a condition be imposed requiring the submission of sectional details of the proposed windows to ensure a similar profile compared to the existing.

3. REASONS FOR GRANTING PERMISSION

The subject site relates to a pair of three-storey terraced buildings located on the west side of Tottenham High Road. The application site is located within the Tottenham High Road Historic Corridor Conservation Area, with this terrace also being locally listed.

The Seven Sisters Conservation Area is focussed on the section of the High Road surrounding Seven Sisters Station and includes Broad Lane and adjacent residential streets. Within this area, the High Road is at its busiest and most divisive, and the busy junctions with Broad Lane and Seven Sisters Road have a significant influence on the area's character. Nos. 267 to 287 (odd) and Nos. 289 to 293 (odd) High Road are two local listed Victorian terraces of consistent three storey properties are set back from the High Road along the northern section of this stretch of the road behind mostly well maintained planted front gardens and boundary walls. The dwellings are

constructed of Yellow London stock brick and have slate roofs with raised party wall divisions. Their facades include canted bay windows at ground and first floor level as well as decorative stucco entrance surrounds and white rendered lintels.

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

The proposed development involves the replacement of the existing timber single-glazed windows and front and rear garden doors with timber double-glazed units to the front, UPVC double-glazed units to the rear.

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 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 front entrance door with part-glazed part panel timber door will match the existing door style to this property, common to properties within this terrace.

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 conservation area preserved.

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.

4. 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: 12235-PR-HR_277-279-ZZ-DR-A-PL301, 12235-PR-HR_277-279-ZZ-DR-A-PL401, 12235-PR-HR_277-279-ZZ-DR-A-PL201, Location Plan

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

- 3 No works for the alteration, removal or insertion of windows and doors shall be carried out on the site until details of the proposed windows and doors including sectional details of materials and finish and details at a scale of 1:10 or 1:20 of the proposed including the cills, reveals, jambs, lintels and glazing bars, have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the conservation area 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 & DM9 of The Development Management DPD 2017.

- 4 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

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: 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.