



Officer Report

Application Number:	HGY/2026/1129
Application Type:	Full planning permission
Address:	Ground & First Floor Flats, 74 Chester Road, Tottenham, London, N17 6BZ
Proposal:	Replacement of all the property's existing timber single-glazed windows with new UPVC double-glazed windows and replacement of the existing front entrance timber door with a new double-glazed composite door.
Case Officer:	Neil McClellan
Valid Date:	22/04/2026
Applicant:	6
Agent:	Mr Stephen Rhule Mr David Mugliston

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Replacement of all the property's existing timber single-glazed windows with new UPVC double-glazed windows and replacement of the existing front entrance timber door with a new double-glazed composite door.

Site Description

The subject site is a two storey mid-terraced house that has been converted into two separate flats.

The property is not within a conservation area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

OLD/1977/0134 – Planning permission granted for the conversion of house to two self-contained flats.

REPRESENTATIONS

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

CONSIDERATIONS

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 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.

Both the existing timber and upvc windows are in poor condition, and are causing issues with heat loss, condensation, security and other related defects.

All new windows are to maintain the original windows proportions and general style of the originals whilst changing the opening style of the sliding sash windows to a hinged 'top hung over top hung' design. The proposed replacements are considered to reflect the style and age of the property. Given the existing windows poor state of repair their replacement is again not considered to materially harm the appearance of the property. It is also noted that many windows in the street are no longer original, with many different styles of replacement windows in evidence, of varying quality. Given this context, the proposed replacements would not have a negative impact on the character and appearance of the application property, the wider streetscene or on local, visual amenity.

The application also proposes replacing the property's existing single-glazed timber front door with a new composite double glazed front door. The proposed composite door would be constructed from a combination of materials—typically a timber sub-frame, polyurethane foam core, and a GRP (Glass Reinforced Plastic) skin. It would have traditional appearance to compliment the character and appearance of the existing house.

Conclusion

The proposed replacement windows and door are considered acceptable in terms of their design and appearance, and impact on neighbouring residential amenity.

The proposal will also deliver benefits in terms of greater thermal efficiency, an important consideration, being mindful of Haringey's Climate Change Action Plan (HCCAP) and the Council's objective to be net zero carbon by 2041. The new windows will also improve sound insulation and security for residents.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 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. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

12235-PR-CR_74-ZZ-DR-A-PL201: Existing and Proposed Elevations

12235-PR-CR_74-ZZ-DR-A-PL401: Existing and proposed window and door schedules
Location Plan

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

- 3 The external materials to be used for the proposed development shall match those indicated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

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: 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.

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 their 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.