



Officer Report

Application Number:	HGY/2026/0711
Application Type:	Full planning permission
Address:	22 Burghley Road, Wood Green, London, N8 0QE
Proposal:	Replacement of white single glazed timber sash and casement windows with white double-glazed uPVC sash and casement windows. Replacement of front timber entrance door with composite door. Replacement of rear white timber door set with white uPVC door set.
Case Officer:	Eunice Huang
Valid Date:	17/04/2026
Applicant:	Mr Keith Wilkinson
Agent:	Mr Harvey Steven

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

2. Planning assessment

The application site relates to a mid-terrace house containing two flats. The building forms a pair with No. 24 Burghley Road; the pair were constructed together following a 1995 planning consent. The site is not located within a conservation area, but it is located across the road from a locally listed former Sewage Pumping Station at No. 23 Burghley Road.

The application history in relation to this site is noted:

- HGY/2021/3202

Address: 22-24, Burghley Road, London, N8 0QE

Proposal: Replacement of timber windows with double glazed timber windows and doors with timber doors

Decision Date: 15 December 2021

Decision: Approve with Conditions

- HGY/1995/0770

Address: 22-24, Burghley Road, London, N8 0QE, London

Proposal: Demolition of existing building and erection of 3 storey building comprising 1 x 1 bed, 2 x 2 bed and 1 x 3 bed flats.

Decision Date: 14 November 1995

Decision: Approve with Conditions

This application is being considered against DPD Policy DM12 'Housing Design and Quality' which seeks to ensure that alterations to existing residential buildings to be of a high, site specific, and sensitive design quality, and to respect the period, architectural characteristics, detailing of original buildings. Equally DPD Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality, is a consideration.

This application is seeking consent for the replacement of all existing windows and external doors.

The existing windows are single glazed sash and casement windows with white painted timber frames. The replacement windows would be double glazed white UPVC windows. The proposed windows would match the proportions and the existing sash or casement opening style of the window it is replacing. While the existing window frames will change to uPVC, the use of such a material is widely evident in Burghley Road and Lyttleton Road. In most cases, in respect of single-family dwellings, the installation of uPVC can be carried out under 'permitted development rights', rights which do not extend to flats, as is the case with this site.

The proposal also includes the replacement of the existing front timber door with a composite door, and the replacement of the existing rear white glazed timber door with a glazed UPVC door. The proposed doors will be of the same design as existing, albeit constructed of composite material for the front door, and UPVC for the rear door. Front doors along Burghley Road exhibit a variety of designs, materials and colours. There is no consistent character along the street scene. As such, the proposed replacement front door will have be acceptable within the street scene. The rear door would not be visible from the public domain.

The building in question is a modern 3 storey residential flat building with no architectural significance. The use of uPVC and composite materials for the replacement windows and doors would be inoffensive in the context of the character and appearance of this building and would not have impact on the nearby listed building.

The double glazing 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 considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, the proposed replacement windows and doors will not materially affect the external appearance of this property or character of the area. Nor do such works present any issues in terms of amenity of neighbouring occupiers. For the reasons outlined above, the works here are considered acceptable and in accordance with relevant planning policies.

3. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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: PR-10726-01, PR-10726-02, PR-10726-03, PR-10726-04

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

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 his 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.