



Officer Report

Application Number:	HGY/2026/0482
Application Type:	Householder planning permission
Address:	122 Hewitt Avenue, Wood Green, London, N22 6QE
Proposal:	Replacement of single glazed timber sash windows with double glazed timber sash windows.
Case Officer:	Mark Chan
Valid Date:	19/03/2026
Applicant:	Regina Kertapati
Agent:	

RECOMMENDATION

Approve with Conditions

1. Consultation

No objection from neighbours was received in response to notification and publicity of the application.

LBH Conservation Officer: Raised objection concerning the loss of original windows which is less than substantial harm to the significance of the CA by eroding the material quality of the building and its important original detailing.

2. Planning assessment

The application site is a two-storey, mid-terraced property on the southeastern side of Hewitt Avenue. The site is located within the Noel Park Conservation Area (CA) but is not in the vicinity of a listed building.

The relevant planning history in relation to this site is noted.

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 the existing 5no. front timber windows and 1no. ground floor time window with double glazed timber windows. From the revised drawings and additional information submitted, it is shown that the replacement windows would retain the original material, pattern, proportions, window profiles and direction and size of opening.

Furthermore, the applicant has also submitted a survey of the conditions of the existing windows and explained that some of the external cheeks and sills of the existing window frames have deteriorated beyond repair and that two of the sills are distorted and unlevel. The survey recommended that for energy efficiency and damp and airtightness reasons, replacement would be the better option.

Based on the information provided, Officer agrees that replacing the existing windows would deliver benefits in terms of greater thermal efficiency and sound insulation, which are considerations that needs to be taken into account, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, as the replacement windows would replicate the existing windows and match them on a 'like-for-like' basis, it is not considered the proposal would materially impact the characteristics and periodic features of this property and the historic significance of the Conservation Area, nor do such works present any issues in terms of amenity for neighbouring occupiers.

The less than substantial harm to the significance of the CA due to the loss of original windows and detailing would be offset by public benefits in energy efficiency, reduced carbon emissions and improved internal health conditions to the occupiers.

For the reasons outlined above, the works here are considered acceptable on this occasion and in accordance with relevant planning policies.

The proposal would comply with Policies DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. Overall, the proposal would be acceptable in design and heritage terms.

3. Recommendation

It is therefore recommended that this application be APPROVED 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for an non-material amendment.

Approved plans list:

- 122HewittN226QE_WindowDetails_20.pdf
- 122HewittN226QE_SitePlan_500.pdf
- 122HewittN226QE_ExistingFloorplans.pdf
- 122HewittN226QE_LocationPlan_1250.pdf
- 122HewittN226QE_DesignStatement.pdf
- 122HewittN226QE_LandRegistryCertificate.pdf
- 260518_HEW_Supplementary Info
- 260518_HEW_Existing & Proposed Drawings and Appendices

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 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: 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.