

Officer Report

Application Number:	HGY/2026/1113
Application Type:	Full planning permission
Address:	10 Woodside Gardens, Tottenham, London, N17 6UY
Proposal:	Replacement of the existing timber single-glazed rear door and with new uPVC double-glazed door, and replacement of existing single-glazed timber windows with double-glazed uPVC windows on front, side, and rear elevations.
Case Officer:	Daniel Boama
Valid Date:	21/04/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation & Representations

No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

2. Planning Assessment

The subject site relates to a two storey mid-terraced residential property located southeast side of Woodside Gardens. The property has been subdivided into self-contained flats. The application site is not located within a conservation area nor is it within the curtilage of a listed building. The street is predominantly residential in character.

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

OLD/1982/1703

Address: 10, Woodside Gardens, N17

Proposal: 3/8/82 Conversion into two self-contained flats.

Decision Date: 14 October 1982

Decision: Approve with Conditions

The proposed development involves the replacement of the existing timber single-glazed rear door and with new uPVC double-glazed door, and replacement of existing single-glazed timber windows with double-glazed uPVC windows on front, side, and rear elevations.

All the replacement windows will maintain the original window 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 replacement rear door will also follow the same opening and style as the original. Whilst it would be preferable to retain the sash hung design, particularly on the frontage of the building, it is acknowledged that the majority of the original timber sash units on the frontage of properties in the street have since been replaced by either aluminium or uPVC casement units of a similar design to those proposed through historical alterations. In this sense, the proposed windows would not be materially harmful, reflecting the established through incremental alterations that unfortunately have downgraded the character of the wider locality.

Given the existing windows and rear door are in a poor state of repair their replacement is again not considered to materially harm the appearance of the property.

The replacement windows and rear door 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.

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.

3. Recommendation

It is recommended that planning permission be **APPROVED**, subject to the following 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

12235-PR-WG_10-ZZ-DR-A-PL401 P2: Existing and proposed window and door schedules

12235-PR-WG_10-ZZ-DR-A-PL201 P2: Existing and proposed elevations

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.