



Officer Report

Application Number:	HGY/2026/0918
Application Type:	Householder planning permission
Address:	19 White Hart Lane, Wood Green, London, N22 5SL
Proposal:	Retrospective Planning Permission for replacement timber sash windows to first floor flat.
Case Officer:	Adam Silverwood
Valid Date:	14/04/2026
Applicant:	Beverley Gibbs
Agent:	Colin Tebb

RECOMMENDATION

Approve with Conditions

1. Proposed Development

This application seeks planning permission for the replacement of the first-floor front timber sash windows. The proposal involves installing new timber sliding sash units to match the existing, including the recreation of the curved window-head detail characteristic of this terrace.

2. Site and Surroundings

The application site is a three-storey terraced property located within the Trinity Gardens Conservation Area. The building forms part of a consistent terrace of Victorian properties, several of which already feature replacement windows of varying ages and detailing. The property has been converted into flats, and this application relates specifically to the first-floor flat. The Conservation Area is not subject to an Article 4 Direction, meaning that while flats require planning permission for window replacement, the principle of window alteration is not restricted in the same way as in Article 4 areas.

3. Relevant Planning and Enforcement History

There is no planning or enforcement history relevant to the consideration of this application.

4. Consultation & Representations

The application was publicised by letters to neighbouring properties. No representations were received from neighbours, amenity groups or other interested parties.

5. Planning Assessment

Design and heritage

The proposal is assessed against Policies SP11 (Design) of the Local Plan and DM1 (Delivering High Quality Design), DM9 (Management of the Historic Environment) and DM12 (Housing Design and Quality) of the Development Management DPD. These policies require alterations to be of

high design quality, to respect the architectural character of the host building, and to preserve or enhance the character and appearance of conservation areas.

The property forms part of a traditional Victorian terrace within the Trinity Gardens Conservation Area, where original architectural detailing, including sash windows with curved window heads, contributes to the area's significance. The terrace displays a degree of variation, with several properties already having replacement windows of differing ages and detailing. This context, combined with the absence of an Article 4 Direction, means that the principle of window replacement cannot reasonably be resisted, provided that new units match the original design and detailing.

The proposal seeks to replace the existing first-floor front windows with new double-glazed timber sash units. The submitted drawings confirm that the new windows will replicate the existing in terms of opening method, proportions, glazing pattern and joinery. The curved window-head detail, which is a defining feature of this terrace, is to be accurately reproduced. A condition is imposed to ensure this detail is delivered precisely.

Although double glazing results in slightly deeper frames, this change would only be perceptible at close range and would not materially alter the building's appearance when viewed from the public realm. The replacement windows are otherwise straightforward one-over-one sash units, making accurate replication achievable without difficulty.

The works will therefore preserve the character and appearance of both the host property and the wider Trinity Gardens Conservation Area. The proposal also supports improved thermal performance and energy efficiency, aligning with the Council's climate objectives.

Impact on Amenity

The proposal relates solely to the replacement of existing windows and does not introduce any new openings or changes that would affect neighbouring privacy, daylight or outlook. There are no amenity concerns.

Conclusion

The proposed replacement windows are considered to be of appropriate design quality, accurately reflecting the form, detailing and materials of the original units and will not harm the character and appearance to this part of the conservation area.

7. CIL

N/A – no new floorspace created.

8. Recommendation

GRANT PERMISSION, subject to the following condition:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

SC442_P2-Existing Layout and Front Elevation
SC442_P4-Existing and Proposed Block Plan.
SC442_P3-Window details
SC442_P5-Location Plan

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

- 3 The joinery details for the replacement windows on the front elevation shall exactly match the original windows in terms of opening method, form, moulding, profile and dimensions, including the curved window-head detail. The windows shall be installed within the existing reveals, retaining the original surrounds and cills. Any trickle vents required shall be concealed and not externally expressed.

Reason: To preserve the character and appearance of the Trinity Gardens Conservation Area in accordance with Policies DM1, DM9 and DM12 of the Development Management DPD and the NPPF.

Informatives:

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.

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.