



Officer Report

Application Number:	HGY/2026/0922
Application Type:	Full planning permission
Address:	139 Beaconsfield Road, Tottenham, London, N15 4SH
Proposal:	Replacement of the existing timber single-glazed windows with new timber double-glazed windows to the front and UPVC windows to the rear with a replacement UPVC rear garden door.
Case Officer:	Oskar Gregersen
Valid Date:	30/03/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. REPRESENTATIONS

LBH Conservation commented on this application, stating that if the loss of the original windows can be justified, then these would need to be a good match for the existing windows and details of each type of window which reflect their respective proportions and dimensions accurately be provided.

2. REASONS FOR GRANTING PERMISSION

The subject site is a two-storey mid-terraced property located on the west side of Beaconsfield Road. The application site is located within the Clyde Circus Conservation Area

The Clyde Circus Conservation Area originates as an area of land located between two historic routes, Philip Lane and West Green Road, and transformed from open fields to a densely built-up part of London's growing suburbs in half a century, influenced in turn by the arrival of the railways and cheap public transport. The type of housing varies across the area, reflecting both changing fashion and changing economic and social factors. The surviving mid-19th century pattern of development with its mix of housing types, and the relationship between the central residential streets and the peripheral linear routes is an important part of its significance. The Clyde Circus Conservation Area is on the heritage at risk list, in part because of poor quality alterations to the C19 terraces.

There is no planning history in relation to this site.

The proposed development involves the replacement of the existing timber single-glazed windows with new timber double-glazed windows to the front and UPVC windows to the rear.

The timber replacement windows will follow this same pane arrangement and frame colour to respect the authentic look and quality of the original windows important to the character of the road. Specifically, the windows will have a sliding sash design to reflect the design of the current windows. It is accepted that the change to double glazing will mean the box frame will be a little deeper (in plan form) than the current, which would be identifiable when examining the windows at close quarters from inside the properties, however in views externally this change would be less detectable. Whilst the replacement windows to the rear would not be timber they would not be visible from public vantage points and would be acceptable in this specific context where there are other examples of similar window types in similar locations.

The replacement rear door with part-glazed part panel timber door will match the existing door style to this property, common to the rears of properties within this terrace.

The replacement windows 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.

In all significant respects the replacement windows and door will match the existing and will not have any material effect on the external appearance of the property, leaving the character and appearance of the conservation area preserved.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 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

GRANT PERMISSION 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 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.

Approved drawings list: 12235-PR-BR_139-ZZ-DR-A-201, 12235-PR-BR_139-ZZ-DR-

A-301, 12235-PR-BR_139-ZZ-DR-A-401, 139 Beaconsfield Rd N15 4SQ Sectional
Detail - Ground Floor Bay and First Floor, Location Plan

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

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.