Officer Report

Application Number:	**HGY/2026/1272**
Application Type:	**Full planning permission**
Address:	9 Chaplin Road, Tottenham, London, N17 6QE
Proposal:	Replacement of front and the rear windows with double-glazed uPVC casement windows
Case Officer:	Sabelle Adjagboni
Valid Date:	07/05/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Refuse

Proposed development

This is an application for replacement of existing timber windows with double glazed uPVC casement windows at the front and rear elevations.

Site and Surroundings

The application site is located midway along Chaplin Road, a short residential street forming part of an enclave of Victorian terraces enclosed by the railway. The site is not in a conservation area, nor is it a listed building.

Whilst the application site does not lie within a conservation area and is not a listed building, the terrace of properties on the opposite side of the road falls within the Bruce Grove Conservation Area and makes a positive contribution to its significance.

Relevant Planning and Enforcement history

There is no planning history in relation to this site.

Local representations

The application has been publicised by way 3 letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

Consultation response

No consultation was required for the application.

Material Planning Considerations

Design and appearance

DPD Policy DM12 ‘Housing Design and Quality’ requires alterations to residential buildings to be of a high standard of design quality and to respect the form, period, architectural characteristics and detailing of the host building, using high-quality matching or complementary materials. DPD Policy DM1 ‘Delivering High Quality Design’ requires development proposals to relate positively to their locality and reinforce local character. These policies are supported by Local Plan Policy SP11 and London Plan Policy D6, which seek the highest standards of design that respond positively to context and historic significance.

Whilst the application site lies outside the Bruce Grove Conservation Area, it occupies a prominent position directly opposite the conservation area and forms part of the wider Victorian townscape that contributes to its setting. The terrace retains a largely consistent appearance, with the majority of properties continuing to benefit from their original timber windows, which make a positive contribution to its architectural character and visual cohesion.

The proposal seeks to replace the existing original timber windows with uPVC windows. Original timber windows are an important feature of Victorian buildings, contributing to their proportions, detailing and material quality. The proposed uPVC replacements would introduce an unsympathetic material and detailing that would fail to replicate the appearance of the existing timber windows and would erode the architectural consistency of the terrace.

Although the site is not located within the conservation area, the replacement of the original timber windows with uPVC would nevertheless detract from the character and appearance of the building and the wider street scene. It would also be at odds with the design principles that seek to retain original architectural features and reinforce the distinctive character of the surrounding townscape, including the adjacent Bruce Grove Conservation Area.

Accordingly, the proposal is not considered to represent high-quality design and would have an unacceptable impact on the character and appearance of the area.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

CIL Applicable

N/A

Recommendation

REFUSE PERMISSION

Refusal Reasons:

The proposed replacement of the original timber windows, by reason of their inappropriate materials, design and detailing, would detract from the character and appearance of the host building, the architectural consistency and wider street scene contrary to policy SP11 of the Haringey Local Plan 2017, policies DM1 & DM12 of The Development Management DPD 2017 and policy D6 and HC1 of the London Plan 2021.