

Officer Report

Application Number:	HGY/2026/1271
Application Type:	Full planning permission
Address:	Nos. 5 and 6 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 sites are located on the southern end of Chaplin Road, near its intersection with Felixstowe Road. Chaplin Road is a short residential street forming part of an enclave of Victorian terraces enclosed by the railway. The sites lie within the Bruce Grove Conservation Area, where they are considered to make a positive contribution to the area's significance.

The Bruce Grove Conservation Area is a notable survival of a late-Victorian commercial Townscape. It is characterised by a relatively uniform three-storey building height, a consistent building line very few if any setbacks, and a strong sense of enclosure along the street frontage. These characteristics contribute to the distinctive character of the traditional Victorian and Edwardian high street and reflect the area's historic urban form and architectural coherence.

Relevant Planning and Enforcement history

There is no planning history in relation to this site.

Local representations

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 11 letters. No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

Consultation response

LBH Council's Conservation Officer

- The site is within the Bruce Grove Conservation Area, which is characterised by a late-Victorian commercial townscape, a consistent three-storey building height, regular building line, and dense historic streetscape.
- The conservation area is on the national Heritage at Risk Register due to the cumulative impact of unsympathetic alterations, including replacement windows and poor-quality shopfronts.
- Ongoing regeneration aims to restore lost historic features and reverse harmful alterations, so new development should preserve or enhance the area's significance.
- Chaplin Road forms part of a historic residential enclave with consistent architectural detailing, including canted bay windows, decorative mouldings, and original timber windows.
- The existing historic timber windows at No. 2 are important original features that should be retained due to their architectural and heritage value.
- Replacing the original windows would result in less than substantial harm to the significance of the conservation area through the loss of historic detailing and materials.
- The existing timber windows are of higher-quality timber than modern replacements and, if properly maintained, are likely to have a longer lifespan.
- The proposed uPVC top-hung casement windows are considered inappropriate as they would replace traditional sash windows with thick frames, mitred joints and altered proportions that conflict with the character of the conservation area.
- The proposed windows would have a detrimental impact on the building and wider street scene, eroding the quality and character of the terrace.
- Conservation officers object to the proposal on heritage grounds.

Material Planning Considerations

Design and heritage

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.

As the site lies within the Bruce Grove Conservation Area, London Plan Policy HC1 and DPD Policy DM9 also apply. These policies require development affecting designated heritage assets to conserve their significance, having regard to their architectural interest, materials, detailing, consistency of townscape and contribution to the wider conservation area.

The application sites lie within the Bruce Grove Conservation Area, which is identified as a notable survival of a late-Victorian commercial townscape. The conservation area is currently included on the national Heritage at Risk Register due, in part, to the cumulative impact of unsympathetic alterations to historic buildings, including the replacement of original windows and the installation of poor-quality shopfronts. The Bruce Grove Conservation Area Appraisal and Management Plan identify the restoration of lost historic features and the reversal of harmful alterations as a key objective for the area's regeneration. Consequently, proposals within the conservation area should preserve or enhance its significance and avoid further erosion of its historic character.

The proposal seeks to replace the original timber sash windows on the front and rear elevations with double-glazed uPVC windows. Although a number of properties within the terrace have undergone similar alterations, there is no evidence that these were carried out with the benefit of planning permission, and they do not establish a precedent that justifies further harmful alterations.

The original timber windows are an important architectural feature of the building and make a positive contribution to the character and appearance of both the host property and the wider conservation area. The Bruce Grove Conservation Area Appraisal identifies the retention and repair of original windows as best conservation practice, recognising that their inappropriate alteration or replacement erodes the area's architectural quality and historic authenticity. Original timber windows also represent a higher-quality traditional material that contributes to the significance of the heritage asset and, when properly maintained, have a considerably longer lifespan than modern uPVC replacements.

The proposed replacement windows would introduce an inappropriate material, alter the traditional method of opening from vertically sliding sash windows to top-hung casement windows, and incorporate thicker frames, mitred joints and different glazing proportions. These changes would fail to replicate the fine detailing and appearance of the existing windows and would be at odds with the guidance contained within the Bruce Grove Conservation Area Appraisal, which expects replacement windows and doors to closely match the original design, proportions, materials and detailing.

The proposal would therefore result in less than substantial harm to the significance of the Bruce Grove Conservation Area through the loss of original historic fabric, architectural detailing and material quality. In accordance with paragraph 212 and 215 of the National Planning Policy Framework, great weight has been given to the conservation of the designated heritage asset, and the identified harm has been weight against the public benefits of the proposal. No public benefits have been identified that would outweigh the identified heritage harm.

Accordingly, the proposal fails to preserve or enhance the character and appearance of the Bruce Grove Conservation Area and conflicts with the relevant policies of the Development Plan and the guidance contained within the Bruce Grove Conservation Area Appraisal and Management Plan.

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 method of opening, would fail to preserve the character and appearance of the Bruce Grove Conservation Area, contrary to policy SP11 and SP12 of the Haringey Local Plan 2017, policies DM1, DM9 & DM12 of The Development Management DPD 2017 and policy D6 and HC1 of the London Plan 2021.