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1 July 2026

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015  
NOTICE OF REFUSAL OF PLANNING PERMISSION**

|                       |                                                                                           |
|-----------------------|-------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2026/1260</b>                                                                      |
| <b>Location</b>       | <b>2 Chaplin Road, Tottenham, London, N17 6QE</b>                                         |
| <b>Proposal</b>       | <b>Replacement of front and the rear windows with double-glazed uPVC casement windows</b> |
| <b>Received</b>       | <b>6 May 2026</b>                                                                         |

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

| <b>Title</b>                   | <b>Description</b> | <b>Date</b> |
|--------------------------------|--------------------|-------------|
| 12235-PR-CR_02-ZZ-DR-A-301.pdf | Section - Existing | 6 May 2026  |
| 12235-PR-CR_02-ZZ-DR-A-401.pdf | Section - Existing | 6 May 2026  |
| 12235-PR-CR_02-ZZ-DR-A-201.pdf | Additional plans   | 6 May 2026  |

**Head of Development Management and Planning Enforcement  
Planning Service**

**Refusal Reasons: (1)**

- 1** 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.

**Notes:**

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone at 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol)