



Officer Report

Application Number:	HGY/2026/1343
Application Type:	Full planning permission
Address:	1 to 6 Marley Close, Tottenham, London, N15 3PY
Proposal:	Replacement of timber casement windows with new uPVC casement windows.
Case Officer:	Josh Parker
Valid Date:	12/05/2026
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Applicant:	Jess Baker
Agent:	

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

No representations were received in response to notification and publicity of the application.

2. Planning assessment

The application site relates to a post war three storey building accessed via a gated undercroft off Stanmore Road. The building forms a group of 5 buildings from the same era and of similar design.

The building is divided into Flats 1–6, Marley Close, Stanmore Road, Haringey, N15 3PY

The site is not located within a conservation area.

The application history in relation to this site has been considered as part of this application.

Ref: HGY/2023/1023, planning permission was granted for the replacement of the existing timber windows with new timber double-glazed casement windows. This permission has since expired.

This application is being considered against DPD Policy DM12 'Housing Design and Quality' which seeks to ensure that alterations to existing residential buildings to be of a high, site specific, and sensitive design quality, and to respect the period, architectural characteristics, detailing of original buildings. Equally DPD Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality, is a consideration.

This application is seeking consent for the replacement of all existing windows with uPVC additions matching both proportions and colour.

In 2023, planning permission was granted for the replacement of the existing timber windows with new timber double-glazed casement windows (Ref: HGY/2023/1023). The current application maintains the same principle of window replacement but proposes uPVC windows instead of timber, reflecting updated considerations relating to durability, long-term maintenance and affordability. As the site is not apart of a conservation area, apart of a modern development; the use of uPVC instead of timber is accepted in principle.

The proposal involves the removal of the existing timber casement windows across all elevations of the building and their replacement with new uPVC double-glazed casement windows. The proposed windows will replicate the existing proportions, opening configurations and colour to ensure a consistent, like-for-like appearance throughout the block. For lack of doubt with consistency with the existing and adjoining buildings, a condition has been added to ensure the windows match proportions and in particular colour.

The double glazing 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 considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, the proposed replacement windows and doors are considered acceptable with regards to design and character considerations, and in accordance with relevant planning policies.

3. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

Location Plan
PfP/1_6MC/02: Proposed elevations
Block Plan
PfP/1_6MC/03: Proposed window types

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

- 3 The windows to be used for the proposed development shall match in terms of frame colour, proportions, and opening arrangement those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Informatives:

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.

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.