Officer Report

Application Number:	**HGY/2026/1437**
Application Type:	**Full planning permission**
Address:	4 Lordsmead Road, Tottenham, London, N17 6EY
Proposal:	Replace existing single-glazed timber windows with UPVC double glazed windows
Case Officer:	Oskar Gregersen
Valid Date:	21/05/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

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 two -storey mid-terrace building on west side of Lordsmead Road. The site is not located within any conservation area, nor does it affect the setting of any listed building. There is no application history in relation to this site.

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 existing single-glazed timber windows with UPVC double glazed windows. From the details submitted it is shown that the proportions and pane arrangement to the new windows will largely match the existing, as well as the colour of the window frames. While the existing window frames will change to uPVC, the use of such a material is widely evident in the surrounding area, and in most cases, in respect of single-family dwellings, the installation of uPVC can be carried out under 'permitted development rights', however in this case the applicants have applied for full planning permission.

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 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 use of uPVC windows here will not materially affect the external appearance of this property or character of the area nor do such works present any issues in terms of amenity for neighbouring occupiers. For the reasons outlined above, the works here are considered acceptable and in accordance with relevant planning policies.

3. RECOMMENDATION

It is therefore recommended that this application be APPROVED in accordance with the following 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-LR_04-ZZ-DR-A-401, 12235-PR-LR_04-ZZ-DR-A-201, Location Plan

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

Informatives:

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.