



Officer Report

Application Number:	HGY/2026/1538
Application Type:	Householder planning permission
Address:	70 Lordsmead Road, Tottenham, London, N17 6EY
Proposal:	Replacement of single glazed timber window frames with double-glazed uPVC windows to ground floor flat.
Case Officer:	Nathan Keyte
Valid Date:	02/06/2026
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Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

The application has been publicised by the way of letters sent to neighboring properties. No representations have been received.

2. Planning assessment

The application history in relation to this site is noted, in particular:

OLD/1976/0638,
Address: 70, Lordsmead Road, N17
Proposal: 14/7/76 Conversion into 2 self-contained units .,
Decision Date: 9 September 1976
Decision: Approve with Conditions

HGY/2010/1414,
Address: 70B, Lordsmead Road, London, N17 6EY, London
Proposal: Replacement of existing window with white PVC windows.,
Decision Date: 29 September 2010
Decision: Approve with Conditions

The site is a two storey mid terrace building in use as flats. The application relates to the lower ground floor flat.

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 replacement of existing timber windows with new modern uPVC double glazed windows. The site is not within a conservation area nor is a listed building, and there are a number of other properties on the street have been changed to uPVC windows, including the flat above, that do not replicate the sash opening arrangement, with 2 separate top hung casement windows as is proposed. From the details submitted it is shown that the proportions of the replacement windows will largely match the existing. With this in mind, the proposed replacement windows would not result in an unacceptable impact on the character and appearance of the host building or wider locality.

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/ building/ 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

12235-PR-LR_70-ZZ-DR-A-201 P1;
12235-PR-LR_70-ZZ-DR-A-401 P1;
Location Plan.

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

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.