

Officer Report

Application Number:	HGY/2026/1668
Application Type:	Householder planning permission
Address:	65 Mount Pleasant Road, Tottenham, London, N17 6TR
Proposal:	Replacement of existing timber single-glazed windows on front, side and rear elevations with new double-glazed uPVC windows.
Case Officer:	Anna Anderson
Valid Date:	12/06/2026
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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 and public notices. No representations were received in response to notification and publicity.

2. Planning assessment

The application site relates to a two-storey terraced house in use as three flats and is not located within a conservation area. This application is seeking consent for the replacement of existing timber single-glazed windows on the front, side and rear elevations with new double-glazed uPVC windows.

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 buildings. Equally DPD Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality, is a consideration.

From the details submitted it is shown that the proportions and means of opening to the new windows will largely match as existing, however windows W01, W02 and W03 on the front elevation will change from vertical sash openings to top hung openings. The colour of all new window frames will be the same as existing. While the existing window frames will change from timber to uPVC, the use of such material is evident along the street on Mount Pleasant Road and the wider local area, maintaining visual and architectural consistency.

The replacement windows here will deliver benefits in terms of greater thermal performance, energy 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 properties. 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 hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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-MPR_65-ZZ-DR-A-201;
12235-PR-MPR_65-ZZ-DR-A-401;
LocationPlan.

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

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.

