



Officer Report

Application Number:	HGY/2026/1568
Application Type:	Full planning permission
Address:	8 Nelson Road, Tottenham, London, N15 4LE
Proposal:	Replacement of timber single-glazed windows with timber and uPVC double-glazed windows and replacement of timber single-glazed rear door with uPVC double-glazed rear door.
Case Officer:	Mark Chan
Valid Date:	03/06/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

No objection from neighbours was received in response to notification and publicity of the application.

LBH Conservation Officer: Raised objection concerning the proposed windows which are out of character, lacked detailing and have very thick frames that would perpetuate the existing harm by the existing uPVC windows and would go against the conservation aims of improving the condition of this CA.

2. PLANNING ASSESSMENT

Site and Surroundings

The application site is a two-storey, mid-terraced property on the northern side of Nelson Road. The site is located within the Clyde Circus Conservation Area (CA) but is not in the vicinity of a listed building.

Relevant Planning History

The relevant planning history in relation to this site is noted.

Proposal

Following comments from the Council's conservation officer, the applicant has amended the proposal. The current application is seeking consent for the replacement of existing timber single-glazed front and rear windows and a timber rear door with timber double-glazed windows except one double-glazed uPVC window at the rear ground floor level and a uPVC double-glazed rear door. From the revised drawings submitted, it is shown that the replacement windows and door would retain the original pattern, proportions, window profiles and thickness and means of opening.

Policy Considerations

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, and DPD Policy DM9 which requires development proposal to preserve or enhance the character and appearance of the conservation area are considerations.

Design and Heritage

The glazing on the proposed windows and rear door would be double-glazed instead of the existing single-glazed. The material of the windows would remain timber except the ground floor rear window and rear door which would be changed from timber to uPVC. Despite the abovementioned changes, the size, proportions, frame thickness and means of opening of the proposed windows and door would largely match the existing. It is also observed that the front windows of some of the properties on this road have different designs and the proposed windows would not be out of keeping with the character and appearance of the locality nor adversely impact the street scene.

Furthermore, the applicant has explained in the Heritage Planning Statement that the conditions of the existing windows and door are poor and that they perform poor thermally, losing a significant amount of heat due to their age. For energy efficiency, security and airtightness reasons, replacement would be the better option.

Based on the information provided, Officer agrees that replacing the existing windows and door would deliver benefits in terms of greater thermal efficiency and sound insulation, which are considerations that needs to be taken into account, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, as most of the replacement windows, except one at the rear ground floor level, would replicate the existing windows, it is not considered the proposal would materially impact the characteristics and periodic features of this property and the historic significance of the Conservation Area, nor do such works present any issues in terms of amenity for neighbouring occupiers.

The less than substantial harm to the significance of the CA due to the loss of original windows and detailing would be offset by public benefits in energy efficiency, reduced carbon emissions and improved internal health conditions to the occupiers.

For the reasons outlined above, the works here are considered acceptable on this occasion and in accordance with relevant planning policies.

The proposal would comply with Policies DM9 of the Development Management, Development Plan 2017 and would preserve or enhance the character and appearance of the conservation area. Overall, the proposal would be acceptable in design and heritage terms.

3. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED subject to 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans and documents list:

LocationPlan.pdf

12235 - DAS - 8 Nelson Road Haringey London N15 4LE - P2.01

12235-PR-NR_08-ZZ-DR-A-301

12235-PR-NR_08-ZZ-DR-A-401.P2-S1

12235-PR-NR_08-ZZ-DR-A-201.P2-S1

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.