



Flat A, 168 Stroud Green Road,
London, N4 3RS

Planning Statement

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1 Introduction

- 1.1 Vision Planning is instructed by Stroud Green Housing Co-operative to submit a full planning application for *“the replacement of existing uPVC windows and doors to the front and rear of the flat with new uPVC fenestration”*.
- 1.2 This Planning Statement is accompanied by the following drawings:
- Location Plan – ref TI-SGHC-001-001
 - Site Plan – ref TI-SGHC-001-002
 - Elevations – Existing – ref TI-SGHC-001-003
 - Elevations – Proposed – ref TI-SGHC-001-004
 - Windows Details, Silverline

2 Site Description and Development Proposal

- 2.1 The application site is the basement flat, otherwise known as flat A, at 168 Stroud Green Road.
- 2.2 The site location is shown on the accompanying location plan (ref TI-SGHC-001-001).
- 2.3 The application proposes to replace a three-bay window, two rear windows and a rear door.
- 2.4 The existing and proposed fenestration is shown on the TI-SGHC-001-003 and 004 respectively. The proposed fenestration is shown in additional detail in the “Window Details” document which formed part of a quote from the proposed installers – Silverline.
- 2.5 Photos of the current fenestration are included below.

Photo 1: Front Bay Window



Photo 2: Front Bay Window



Photo 3: Front Bay Window



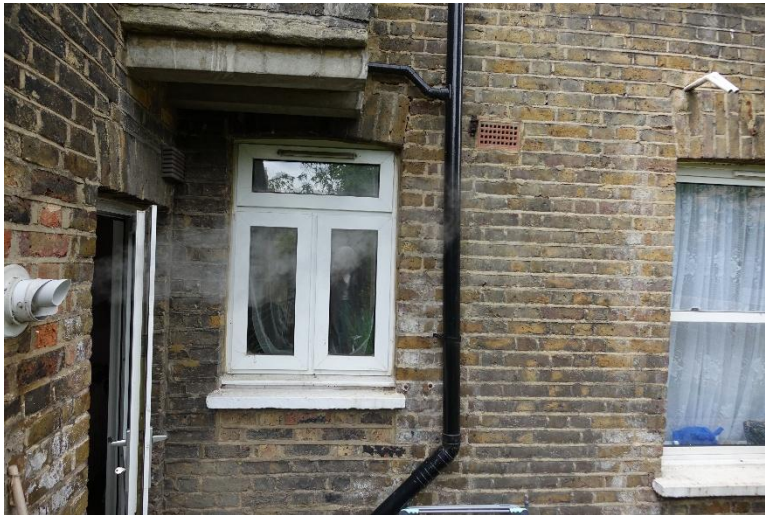
Photo 4: Rear fenestration



Photo 5: Rear Bedroom Window



Photo 6: Rear Window



- 2.6 The current windows are uPVC framed. We understand from the applicant that they were installed in the 1980s and are now faulty in a number of ways that cannot be fixed, according to Silverline.

3 Relevant Planning History

- 3.1 This application is submitted following the applicant's experience with the installation of uPVC windows at 35 Lorne Road, which is in the same conservation area as 168 Stroud Green Road – Stroud Green Conservation Area.
- 3.2 At 35 Lorne Road, timber framed single glazed windows were replaced with uPVC double glazed windows.
- 3.3 The Council served an enforcement notice (ref ENF/2023/0353) requiring the uPVC windows to be removed and the timber framed windows to be reinstalled.
- 3.4 The enforcement notice was appealed (ref APP/Y5420/C/24/3344079), and the appeal was allowed on ground A, i.e. planning permission was required for the replacement windows, and was granted.
- 3.5 In terms of whether planning permission was required for the replacement windows at 35 Lorne Road, the appeal decision noted the following:

"6. Case law establishes that for alterations to the exterior of a building to fall within development they must materially affect the external appearance of the building. In reaching a judgment, the decision maker will need to have consideration of the change to the external appearance of the building as a whole and not just a part in isolation; the degree of visibility by an observer outside the building; the nature of the building; and the nature of the alterations/works.

7. ...Whilst I would acknowledge that there are other uPVC windows in the area, the test is in connection with the building as a whole, rather than the area in general.

[...]

9. Overall, the materials used for the windows are non-traditional and visually different from those they originally replaced. Given that the windows front the street scene, they are highly visible from public vantage points. The works described in the enforcement notice therefore constitute development, as they materially affect the external appearance of the building as a matter of fact and degree."

- 3.6 In terms of whether planning permission should be granted, the appeal

Inspector concluded:

17. I would acknowledge that the use of uPVC is generally discouraged within such a setting, given that it is not an authentic or sustainable material. However, the new uPVC units were installed as replacements, as the appellant considered that they were more energy efficient and would reduce heating loss, thus adapting to climate change.

18. As stated above, the appearance of the uPVC units is noticeably different to the original timber sash windows, with particular regard to the deeper transoms and the provision of the trickle vents. That said, in terms of the design quality and proportionality, the overall appearance of the replacement units has tried to remain as similar to the previous windows as possible, although there appears to be some minor variation in the thickness of the visible framework compared to the original windows. Nevertheless, these differences appear minimal, which would provide a less than substantial harm to the host property and the SGCA, as a whole.

19. Paragraph 215 of the Framework, states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

20. The use of uPVC materials is generally regarded as inappropriate in a historic setting, and the re-use of the original timber frames could have provided a more sensitive approach to the significance of the host property. Nevertheless, the provision of these windows would provide modern, energy efficient flats, which as smaller units are likely to be more affordable to a wider range of occupants. These residents would also provide a small amount of support to services, businesses and facilities in the area and thus to the local economy, albeit limited.

21. Overall, the collective public benefits are sufficient to outweigh the less than substantial harm that would occur as a result of the scheme, and consequently the development would at the very least preserve the character and appearance of the host property and the SGCA. The development would therefore accord with policies DMI, DM9 and DM12 of the London Borough of Haringey Development Management DPD, adopted July 2017 and policies SP11 and SP12 of the London Borough of Haringey Strategic Policies 2013-2026 adopted March 2012, in so far as they collectively seek a high standard of design, which has an understanding and respect for the

significance of a heritage asset alongside adapting to climate change. The proposal would be consistent with the Framework which also seeks high standards of design that would conserve and enhance the historic environment, amongst other things”

- 3.7 We make the case in section 5 that, if planning permission is required for the replacement windows at 168A Stroud Green Road, then it should be granted.

4 Relevant Local and National Policies

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 and section 38 (6) of the Planning and Compulsory Purchase Act 2004 require planning applications to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 4.2 In this instance, the development plan comprises:
- Haringey's Local Plan: Strategic Policies 2013–2026 (henceforth "LPSP"), adopted in March 2013;
 - Development Management DPD (henceforth "DMDPD"), adopted July 2017; and
 - The London Plan, adopted in March 2021.
- 4.3 The Haringey Draft Local Plan regulation 18 draft was released for consultation in late 2025. This has little weight in planning decisions at this stage.
- 4.4 Other material considerations include the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (PPG).

Development Plan

- 4.5 The most relevant development plan policies are likely to be policies DM1, DM9 and DM12 of the DMDPD, policies SP11 and SP12 of the LPSP. These are referred in section 5.

Material Considerations

- 4.6 The two most relevant paragraphs in the NPPF are paragraphs 164 and 208. These are referred to as necessary in the Planning Balance in section 5.

5 Planning Balance

5.1 In our view, planning permission is not necessarily required for this proposal.

5.2 The Appeal decision¹ notes that:

“Case law establishes that for alterations to the exterior of a building to fall within development they must materially affect the external appearance of the building. In reaching a judgment, the decision maker will need to have consideration of the change to the external appearance of the building as a whole and not just a part in isolation; the degree of visibility by an observer outside the building; the nature of the building; and the nature of the alterations/works.”

5.3 In the Appeal, the proposal was to replace timber framed windows with uPVC framed windows, and the Inspector concluded that the two were sufficiently different to result in a material effect on the external appearance of the building.

5.4 In the case of the current proposal at 168A Stroud Green Road, the proposal is to replace old uPVC framed windows (which, if they needed planning permission, are now lawful due to the passage of time) with similar uPVC framed windows.

5.5 The LPA could therefore conclude that the replacement windows would not materially affect the external appearance of the building, so planning permission would not be required. This is particularly likely to be the case for the rear windows, in our view, given that the Burroughs Day² judgement concluded, amongst other things, that the extent to which an effect on the external appearance of a building is material depends partly on the degree of visibility of that effect.

5.6 However, given the enforcement action relating to 35 Lorne Road, the applicant wants to avoid the risk of enforcement action again, hence this application.

5.7 On that basis, we explain below why we consider that planning permission should be granted, if it is required.

¹ APP/Y5420/C/24/3344079

² Burroughs Day v Bristol City Council [1996] 1 PLR 78

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- 5.8 If the replacement fenestration constitutes “*development*” requiring planning permission, then this implies that the replacement fenestration materially affects the external appearance of the building.
- 5.9 If this is considered to be the case, then that material effect must be considered in the context of the 35 Lorne Road Appeal. In that appeal, the Inspector concluded that the differences between the original timber framed windows and the new uPVC framed windows was considered by the Inspector to “*appear minimal, which would provide a less than substantial harm to the host property and the SGCA, as a whole*”.
- 5.10 Therefore, the replacement of existing, lawful uPVC windows with new uPVC windows must, logically, be considered to result in a lower level of heritage harm, or probably no heritage harm.
- 5.11 If the replacement windows result in no heritage harm, there would be no reason to refuse the application.
- 5.12 If, on the other hand, the LPA considers the appearance of the proposed fenestration to be in some way more harmful than the existing, then the consequent harm to the Conservation Area must be at the very lowest end of less than substantial. This then needs to be weighed against public benefits.
- 5.13 The public benefits of the replacement windows are primarily their improved thermal efficiency. Silverline explained this as follows:
- Current building regulations require replacement windows to have a U-value of $1.4\text{W/m}^2\text{K}$. 20 years ago, building regulations required a U-value of $1.8\text{W/m}^2\text{K}$.
 - Silverline are Fensa registered, which means windows they install must meet current building regulations.
 - As the current windows are more than 20 years old, they will have lost their “Low-E” coating, which means that the current windows U-Value will actually be much lower than $1.8\text{W/m}^2\text{K}$ now. Microsoft Copilot suggests the window’s U-value would now be about $3.0\text{W/m}^2\text{K}$ based on this.
 - Therefore, the thermal efficiency of the new windows is likely to result in a c53% improvement in thermal efficiency over the current windows.

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- 5.14 The 35 Lorne Road Appeal Inspector concluded that a less than substantial harm to the Conservation Area was outweighed by improved thermal efficiency and consequent energy cost savings, so the same would be the case with the replacement fenestration at 168A Stroud Green Road.
- 5.15 On that basis, under all scenarios, taking a lead from the 35 Lorne Road appeal Inspector, the 168A Stroud Green Road must be considered to accord with policies DM1, DM9 and DM12 of the Development Management DPD and with policies SP11 and SP12 of the Strategic Policies DPD, as well as with relevant paragraphs of the NPPF.

6 Conclusion

- 6.1 This statement supports an application for the replacement of existing lawful uPVC windows and a door at 168A Stroud Green Road with new uPVC fenestration.
- 6.2 The Council took enforcement action against the applicant's replacement of timber framed windows with uPVC windows at 35 Lorne Road so, to avoid a risk of any similar action, the applicant wishes to apply for planning permission in this instance.
- 6.3 We therefore set out three scenarios in this Statement:
- That planning permission is not required;
 - That if planning permission is required, it results in no heritage harm so permission should be granted; and
 - That if the proposal results in heritage harm it must be at the lowest level of less than substantial harm and this is outweighed by thermal efficiency improvements and consequent energy cost savings.
- 6.4 On that basis, we trust that you are able to permit this proposal without delay.