

Boama Daniel

From: Ruth Mitchell1
Sent: 03 August 2026 11:00
To: Boama Daniel
Subject: HGY/2026/1859- 60 Summerhill Road, Tottenham, London, N15 4HD

Hi Daniel,

60 Summerhill Road lies within the Clyde Circus Conservation Area and is considered to positively contribute towards its significance. The Clyde Circus Conservation Area originates as an area of land located between two historic routes, Philip Lane and West Green Road, and transformed from open fields to a densely built-up part of London's growing suburbs in half a century, influenced in turn by the arrival of the railways and cheap public transport. The type of housing varies across the area, reflecting both changing fashion and changing economic and social factors. The surviving mid-19th century pattern of development with its mix of housing types, and the relationship between the central residential streets and the peripheral linear routes is an important part of its significance.

The Clyde Circus Conservation Area is currently on the national heritage at risk register as in poor condition and deteriorating because in part of the cumulative impact of the various alterations of residential buildings included replacement windows, poor loft conversion etc. Care is required when assessing proposals to ensure that new development does not aggravate the poor condition of the conservation area and further erode its significance, and where possible enhances or reverses previous poor-quality alterations.

The windows at No. 60 are original and changes to the nearby windows demonstrate how poor-quality alterations can affect the significance of the CA through incremental change. Given the identified risk of the CA's significance these should not be used as precedents.

There is no submitted condition survey of the existing original windows nor any evidence which show that they are in a poor condition which are beyond repair. The existing windows are original and are distinctive original features which unify the terrace and should be retained. The loss of original windows would be considered to cause less than substantial harm to the significance of the Highgate Conservation Area by eroding the consistency of the streetscene and its important detailing and material quality. Additionally, due to their age, would be made of superior timber with higher resin content and would outlast any new timber framed windows which they could be replaced with, and this would represent a downgrading in the material quality of the building.

However aside from this, no details of the proposed windows have been provided. The existing windows and their thin frames and detailing would be expensive to replicate and potentially difficult particularly with double glazing which requires thicker frames for the additional weight. If minded to grant then there would need to be a level of certainty that the existing windows could be accurately replicated as double-glazed units, with the same joinery details and dimensions and any required trickle vents would need to be concealed within the frames and not externally expressed.

Given that the rear of this building can be seen clearly from Elisabeth Place, the change to uVPC windows, particularly the casement instead of the sash to the rear is not acceptable. Ideally these would also be timber windows, but at the very least they should have the same dimensions, design and opening method as the existing.

For the front windows, there are existing sections in the application, and it is a concern that the proposed have not been provided alongside these. If minded to grant the principle of replacing the original windows then the windows should match the existing in terms of the joinery details, their dimensions and profiles etc. Further details, proposed sections to compare against the existing would be recommended, and that this is sought prior to determination rather than through condition, given the status of the conservation area.

Kind regards,

Ruth Mitchell
Senior Conservation Officer
Environment and Resident Experience | Haringey Council

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Please note the above opinion represents informal officer opinion only, and does not prejudice to all future formal Council decisions and accompanying procedures.

Please note my last working day at the Council is Thursday the 13th August 2026