

Officer Report

Application Number:	HGY/2026/1475
Application Type:	Full planning permission
Address:	57 Clyde Road, Tottenham, London, N15 4LS
Proposal:	Replacement of existing single-glazed timber windows (front and rear) with double-glazed timber windows (front) and double-glazed uPVC windows (rear), and replacement of existing single-glazed timber side and rear doors with uPVC double-glazed side and rear doors.
Case Officer:	Daniel Boama
Valid Date:	26/05/2026
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Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation & Representations

No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

2. Planning Assessment

The subject site relates to a two storey mid-terraced residential property located on the south side of Clyde Road, east of Clyde Circus. The application site is not located within the Clyde Circus conservation area. It is not within the curtilage of a listed building. The street is predominantly residential in character.

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 on the heritage at risk list, in part because of poor quality alterations to the C19 terraces.

The planning history of the site has been taken into account when coming to this decision.

The proposed development involves the replacement of existing single-glazed timber windows (front and rear) with double-glazed timber windows (front) and double-glazed uPVC windows (rear), and replacement of existing single-glazed timber side and rear doors with uPVC double-glazed side and rear doors.

The timber replacement windows will follow this same pane arrangement and frame colour to respect the original windows, which are important to the character of the road. The new windows will use the sliding sash design to reflect the design of the current windows. Following advice from the Conservation Officer, revised section drawings were provided to ensure that the trickle vent was moved up to reduce the gap to 60mm, and the window meeting rail height was reduced to 35mm to ensure that the windows to the front closely match the existing windows.

It is accepted that the change to double glazing will mean the box frame will be a little thicker than the current, which would be identifiable when examining the windows at close range from inside the properties, however the change when viewed externally would be unnoticeable.

Given the existing windows are in a poor state of repair their replacement is again not considered to materially harm the appearance of the property.

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 specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

In all significant respects the replacement windows and door will match the existing and will not have any material effect on the external appearance of the property, leaving the character and appearance of the conservation area preserved.

The proposed development is in general accordance with Policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

3. Recommendation

It is recommended that planning permission be **APPROVED**, subject to 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 listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list: LocationPlan, 12235-PR-CR_57-ZZ-DR-A-201.P3-S2 (Revised), 12235-PR-CR_57-ZZ-DR-A-301 (Revised), and 12235-PR-CR_57-ZZ-DR-A-401.P3-S2 (Revised).

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

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 4 Notwithstanding the plans hereby approved, the new windows shall match the existing in terms of colour, design, number or panes, proportions and articulation of panes/glazing bars.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity and the appearance of the locality consistent with Policy D4 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 of The Development Management DPD 2017.

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: 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: 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.