



Officer Report

Application Number:	HGY/2026/1646
Application Type:	Householder planning permission
Address:	53 Grove Park Road, Tottenham, London, N15 4SL
Proposal:	Replacement of all existing timber single-glazed windows with new slimline timber double-glazed windows to front elevation, new uPVC double-glazed windows to side and rear elevation, and replacement of existing ground floor side/rear exit-door with new uPVC double-glazed unit.
Case Officer:	Anna Anderson
Valid Date:	10/06/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Proposed development

This is an application for the replacement of all existing timber single-glazed windows with new slimline timber double-glazed windows to front elevation, new uPVC double-glazed windows to side and rear elevation, and replacement of existing ground floor side / rear exit-door with new uPVC double-glazed unit.

2. Site and Surroundings

The application site relates to a two-storey terraced house in use as two flats and is located in the Clyde Circus conservation area. The site does not contain and does not affect the setting of a listed building.

3. Relevant Planning and Enforcement history

There is no planning history in relation to the site.

4. Consultation responses

LBH Conservation Officer:

- 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 including replacement windows
- Loss of original windows would be considered to cause less than substantial harm to the significance of the conservation area by eroding the consistency of the street scene

- Concern that no condition survey or proposed detailed sections of the windows have been provided
- If minded to grant there would need to be certainty existing windows can be replaced as double-glazed units to match the existing in terms of the joinery details, dimensions and profiles etc.

5. Local representations

The application has been publicised by way of 1 site notice displayed in the vicinity of the site and 7 letters. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage.

Design and heritage

DPD Policy DM12 'Housing Design and Quality' states that extension or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and / or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

The works here relate to the replacement of all existing timber single-glazed windows with new slimline timber double-glazed windows to front elevation, new uPVC double-glazed windows to side and rear elevation, and replacement of existing ground floor side / rear exit-door with new uPVC double-glazed unit.

The proposed windows to the front elevation would be timber double-glazed vertical sash, using materials and opening styles to match as existing, maintaining the architectural character of the dwelling and preserving the traditional appearance of the principal elevation. This type of window is specifically designed to appear as closely to the original windows as possible seeking to replicate the existing arrangement, proportions and overall detailing including hidden trickle vents, and are therefore sympathetic to both the host property and wider conservation area.

It is acknowledged that the LBH Conservation Officer has raised concerns regarding the replacement of original windows and the absence of a condition survey. However, following receipt of detailed section drawings and discussions with the Agent, it is concluded the proposed windows to the principal elevation with like-for-like timber units and similar joinery details, dimensions and

profiles, ensure that the character and appearance of the building, as experienced from the public realm, would be preserved.

The existing windows and door to the side and rear elevations are proposed to be replaced with uPVC double-glazed casement windows and double-glazed uPVC door, with proportions and profiles similar to existing. These elevations are of limited public visibility and do not make a significant contribution to the character or appearance of the street scene. Consequently, the replacement of existing windows and door in these locations would not result in a harmful visual impact on the host building or wider conservation area.

Whilst uPVC is generally not the preferred material in historic buildings, in this instance the affected windows and door are located on side and rear elevations where they are not readily visible from the public realm. As such, their replacement would not erode the architectural cohesion of the terrace or harm the significance of the Clyde Circus conservation area. On balance, the limited visual impact of the proposal weighs in favour of the development.

Although the introduction of double glazing may result in marginally deeper frame profiles any differences would be negligible to public views and would not materially alter the appearance of the building. The proposal would therefore preserve the character and appearance of both the host property and conservation area.

To ensure a high-quality finish, a condition will be imposed requiring the replacement windows to match the submitted drawings in terms of profile, proportions, detailing and finish.

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 contributing towards wider sustainability goals. The proposal contributes towards this being achieved without causing harm to the character and appearance of the conservation area.

Overall, the proposal would preserve the significance of the Clyde Circus conservation area and would not result in harm to the character or appearance of the host property. As such, the development is considered to accord with the policies outlined above.

Conclusion

The proposal is considered acceptable in terms of its design, appearance and heritage impact. The replacement windows would preserve the character and appearance of the host property and the Clyde Circus conservation area, while providing improved thermal performance and energy efficiency.

The proposal is therefore considered to comply with relevant policies of the Development Plan. All other material planning considerations, including equalities duties, have been taken into account. Accordingly, planning permission should be granted, subject to the conditions set out in the recommendation.

7. Recommendation

It is recommended that planning permission be **APPROVED**, subject to 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:

Location Plan;

12235-PR-GPR-53-ZZ-DR-A-301 - Existing Window Sections;

12235-PR-GPR-53-ZZ-DR-A-201 - Existing & Proposed Elevations;

12235-PR-GPR-53-ZZ-DR-A-401 - Existing & Proposed Window & Door Schedule;

CAD.BoxH.147-14.22integral Rev 1.5 - Proposed Window Details;

NCA-S-007 Rev 6 - Casement Vent Details; &

Ventilator-TITON Rev 3 - Ventilator Details.

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.