



Officer Report

Application Number:	HGY/2026/1654
Application Type:	Householder planning permission
Address:	24 Pembroke Road, Tottenham, London, N15 4NW
Proposal:	Replacement of existing timber windows to front, side and rear elevations with new high-quality double-glazed uPVC casement and vertical sash windows, replacement of existing door with new double-glazed uPVC door and fanlight, replacement of existing natural slate roof covering with new faux slate tile alternative, and remedial repairs to chimney, soffits and rainwater goods where required.
Case Officer:	Anna Anderson
Valid Date:	22/06/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

The application has been publicised by the way of letters and public notices. No representations were received in response to notification and publicity.

2. Planning assessment

The application history in relation to this site is noted in particular:

24 Pembroke Road, London, N15 4NW

HGY/2018/2890 – Erection of a domestic outbuilding – Approve with conditions 14/11/2018

The application site relates to a three-storey terraced house and is not located within a conservation area. This application is seeking consent for the replacement of existing timber windows to front, side and rear elevations with new high-quality double-glazed uPVC casement and vertical sash windows, replacement of existing door with new double-glazed uPVC door and fanlight, replacement of existing natural slate roof covering with new faux slate tile alternative, and remedial repairs to chimney, soffits and rainwater goods where required.

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 buildings. Equally DPD Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality, is a consideration.

Proposed windows and door replacement

From the details submitted it is shown that the proportions of the windows will match as existing, however the means of opening will largely change from vertical sliding sash to top-hung opening casement windows, with only one window remaining as vertical sliding sash (W09). The colour of all new window frames will be the same as existing. The new door on the side (west) elevation will be double-glazed uPVC with similar proportions, design and means of opening to the existing door. While the existing window frames and door will change from timber to uPVC, the use of such material is widely evident along the street on Pembroke Road and the wider local area, maintaining visual and architectural consistency.

The replacement windows and door 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.

Proposed roof replacement

From the details submitted it is shown that the replacement of existing natural slate roof covering with new faux slate tile alternative, and remedial repairs to chimney, soffits and rainwater goods where required will use materials to match as existing. The replacement hip, ridge and other roof tiles will use a new faux slate tile alternative and the repair of the chimney will be made good to specialist details with the installation of lead flashings where required. The replacement rear dormer roof materials will comprise new GRP or similar resin covering. The material, colour, size and appearance of the roof and chimney improvements are considered to largely match as existing, while providing durability and long-term weatherproofing for the building.

Conclusion

Overall, the use of uPVC for the new windows and doors, and matching materials for the roof and chimneys, will not materially affect the external appearance of this property and character of the area nor do such works present any issues in terms of amenity for neighbouring properties. For the reasons outlined above, the works here are considered acceptable and in accordance with relevant planning policies.

3. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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:

LocationPlan2;

12235-PR-PR_24-ZZ-DR-A-101;

12235-PR-PR_24-ZZ-DR-A-201; and

12235-PR-PR_24-ZZ-DR-A-401.

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

- 3 The external materials of the roof to be used for the proposed development shall be of similar colour, size, shape and texture to 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.

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.