Officer Report

Application Number:	**HGY/2026/1800**
Application Type:	**Full planning permission**
Address:	Flats A & B, 125 Philip Lane, Tottenham, London, N15 4JR
Proposal:	Replacement of all existing timber windows to the front elevation and front entrance door with new double-glazed timber windows to match the existing style, including slimline vertical sliding sash windows, and new double glazed timber front door . Rear elevation windows and doors to be replaced with new double-glazed uPVC units.
Case Officer:	Neil McClellan
Valid Date:	26/06/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Replacement of all the existing timber windows to the front elevation with new double-glazed slimline timber vertical sliding sash windows to match existing. Replacement of all the existing timber windows to the rear and side elevation with new double-glazed uPVC casement windows. Replacement of the existing timber main entrance door with a new double glazed timber door to match existing. Replacement of the existing timber rear exit doors and adjoining window arrangements to the rear elevation with new double-glazed uPVC doors and adjoining windows arrangements.

Site Description

The subject site is a two storey mid-terraced house that has been converted into two separate self-contained flats.

The property lies within the Clyde Circus conservation area. It is locally listed. It is not close to any statutory listed buildings or structures.

Planning and Enforcement History

HGY/2019/1240 – Planning permission granted for the replacement of existing partially glazed timber door.

OLD/1974/1266 – Planning permission granted for the conversion of house to two self-contained flats.

REPRESENTATIONS

No local representations have been received in response to notification and publicity of the application.

CONSIDERATIONS

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high-quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings 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 and 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.

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.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context

The existing front elevation windows comprise of timber single-glazed sliding sash windows. The existing rear and side elevation windows comprise a mix of timber single glazed vertical sliding sash windows and casement windows. The existing main entrance door incorporates is half timbered half glazed and is surmounted by a fixed obscured glazed fanlight and sidelight arrangement. The existing rear garden/patio door is also half glazed half timbered, with an opening fanlight above it.

All the existing windows and doors are in poor condition, and are causing issues with heat loss, condensation, security and other related defects.

All new replacement windows are to maintain the original windows proportions, design, style and appearance of the originals whilst changing the opening style of the sliding sash windows to a hinged 'top hung over top hung' design. The proposed front replacements will be timber and will match the sliding sash opening design of the existing windows. The proposed rear and side/rear replacements will be upvc with tilt rather than sliding sash opening.

The proposed replacement main front entrance door is to be replaced with a new double glazed timber door to match the proportions, design and appearance of the existing front door. The proposed replacement rear garden door will be double-glazed uPVC with a general design and appearance similar to the existing one.

It is noted that this approach of replacing front windows and doors with matching timber framed units and rear/side elevation windows and doors with upvc units that match the general design and appearance and style of the originals has been approved in this and other conservation areas, including recent refurbishment programmes on Haringey's own housing stock in the Noel Park and Tower Gardens conservation areas.

Given the existing windows poor state of repair their replacement is not considered to materially harm the appearance of the property, and to preserve the character and appearance of the conservation area and local visual amenity.

The proposal will also deliver benefits in terms of greater thermal efficiency, an important consideration, being mindful of Haringey's Climate Change Action Plan (HCCAP) and the Council's objective to be net zero carbon by 2041. The new windows will also improve sound insulation and security for residents.

Conclusion

The proposed replacement windows and door are considered acceptable in terms of their design and appearance, impact on the conservation area and impact on neighbouring residential amenity.

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. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

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 following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

12235-PR-PL-125-ZZ-DR-A-201 Rev P1 - Existing & Proposed Elevations;
12235-PR-PL-148-ZZ-DR-A-301 Rev P1 - Existing Window Section Details;
12235-PR-PL_125-ZZ-DR-A-301 Rev P1 - Existing Window Section Details; &
Design, Access, Heritage & Planning Statement Rev P2 dated 17/06/2026.

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 those indicated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

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: 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: Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.

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.