



Officer Report

Application Number:	HGY/2026/1023
Application Type:	Full planning permission
Address:	94 Chester Road, Tottenham, London, N17 6BZ
Proposal:	Replacement of existing timber single-glazed windows with UPVC double-glazed windows.
Case Officer:	Mark Chan
Valid Date:	06/05/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

No objections were received in response to the notification and publicity of the application.

2. PLANNING ASSESSMENT

Site and Surroundings

The application site is a two-storey mid-terraced property located on the northern side of Chester Road. The site is not located within a conservation area and is not within the setting of a listed building.

Relevant Planning History

The planning history relating to this site has been noted.

Proposal

This application seeks consent for the replacement of the existing timber single-glazed windows with uPVC double-glazed windows on the front, side and rear elevations. Based on the submitted details, the size and proportions of the new windows would match those of the existing windows. Whilst the material of the window frames would change to uPVC, the use of this material is relatively common within the locality.

Policy Considerations

This application has been assessed against DPD Policy DM12 '*Housing Design and Quality*', which seeks to ensure that alterations to existing residential buildings are of a high-quality, site-specific and sensitive design, respecting the period, architectural characteristics and detailing of the original building. DPD Policy DM1 '*Delivering High Quality Design*', which requires development proposals to relate positively to their locality, is also a material consideration.

Design and Appearance

The proposed windows would be double-glazed rather than single-glazed. The window frames would also change from timber to uPVC, and the opening mechanism would change from sash windows to top-hung windows. Despite these changes, the size and proportions of the proposed windows would match those of the existing windows.

It is noted that many neighbouring properties along this road have uPVC windows, and the proposal would not appear out of keeping with the character and appearance of the locality, nor would it adversely affect the street scene.

Furthermore, the replacement windows would provide benefits in terms of improved thermal efficiency and sound insulation. These are material considerations in the assessment of this application, particularly in the context of Haringey's Climate Change Action Plan (HCCAP) and the borough's objective of achieving net zero carbon emissions by 2041.

Overall, the proposed windows would not materially affect the external appearance of the property, nor would the works give rise to any adverse impacts on the amenities of neighbouring occupiers. For the reasons outlined above, the proposal is considered acceptable in terms of design and residential amenity and is therefore consistent with Policies DM1 and DM12 of the Development Management Development Plan Document (2017), Policy SP11 of Haringey's Local Plan Strategic Policies (2017), and the relevant policies of the London Plan (2021) and the National Planning Policy Framework (NPPF).

3. CIL APPLICABLE

N/A

4. RECOMMENDATION

It is therefore recommended that planning permission be **APPROVED**, subject to 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans and documents list:

LocationPlan.pdf
12235-PR-CR_94-ZZ-DR-A-401.pdf
12235-PR-CR_94-ZZ-DR-A-201.pdf
12235 - DAS - 94 Chester Road N17 6BZ - P1.01.pdf

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

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.