

Officer Report

Application Number:	HGY/2026/1868
Application Type:	Householder planning permission
Address:	17 Fairbourne Road, Tottenham, London, N17 6TP
Proposal:	Replacement of existing doors and windows with double-glazed uPVC windows and double-glazed uPVC French doors to match existing style.
Case Officer:	Sarah Madondo
Valid Date:	03/07/2026
Applicant:	6
Agent:	Mr Stephen Rhule
	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

2. Planning assessment

The application site relates into two storey mid terraced dwelling which has been converted into flats. The property is not statutorily listed, locally listed, nor situated within a designated conservation area. The surrounding area is characterised by predominantly residential development, comprising traditional terraced housing. Properties within the street display consistent architectural features including brick façades, bay windows, timber sash windows and pitched roof forms, contributing to a cohesive streetscape

The application history in relation to this site is noted. The property was converted into two flats under planning reference HGY/1992/0360.

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

This application is seeking consent for the replacement of existing timber single-glazed sliding sash windows with uPVC double framed windows / french doors. From the details submitted it is shown that the proportions and means of opening to the new windows will largely match the existing, as well as the colour of the window frames. While the existing window frames will change to uPVC, the use of such a material is widely evident in the area/street and in most cases, in respect of single-family dwellings, the installation of uPVC can be carried out under 'permitted development rights', rights which do not extend to flats. 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 considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, the use of uPVC windows here 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 occupiers. 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 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:

2235-PR-FR_17-ZZ-DR-A-401.P2-S1
12235-PR-FR_17-ZZ-DR-A-201.P2-S1
Location Plan

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