

Application Number:	HGY/2026/2019
Application Type:	Full planning permission
Address:	174 Nelson Road, Hornsey, London, N8 9RN
Proposal:	Replacement of existing timber windows with uPVC double glazed windows to front, side and rear elevations and replacement of rear door to flats
Case Officer:	Ben Coffie
Valid Date:	16/07/2026
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Applicant:	N/A
Agent:	Mr Guy Price

RECOMMENDATION

Approve with Conditions

1. Consultation

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

2. Planning assessment

The application site relates to a two-storey mid-terraced building, converted as two self-contained flats, located on the eastern side of Nelson Road, N8. The site does not contain a listed building and is not located within a conservation area. The site's planning application history has been taken into consideration in making a full assessment of the proposal.

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 all existing timber windows to uPVC casement windows and the replacement of both front and rear 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 material will change to uPVC, the use of such a material is widely evident in the area, including a number of recent consents for replacement of timber with uPVC frames that satisfactorily replicate the design, opening arrangement and detailing of the existing units.

Equally the proposed new doors will match the design and patterns on the panels of the existing doors. They will not appear at odds with the character of the building and when viewed from the street.

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.

On balance, given the prevailing character of the locality that has seen a number of replacement windows on the frontage with uPVC units and recent planning history, the replacement units are satisfactory with regards to design and character considerations.

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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

26022_P_002-01: Site block plan
26022_P_001: Site location plan
26022_P_004-01: Proposed plans
26022_P_004-05b
26022_P_004-02: Proposed Elevations
26022_P_004-05a: Window Type Elevations_A
26022_P_004-06: Door elevations

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

Informatives:

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.

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.