



Officer Report

Application Number:	HGY/2026/1898
Application Type:	Full planning permission
Address:	25 Forest Gardens, Tottenham, London, N17 6XA
Proposal:	Replacement of all existing timber windows throughout the property with new double-glazed uPVC windows.
Case Officer:	Oskar Gregersen
Valid Date:	07/07/2026
Applicant:	Mr Stephen Rhule
Agent:	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
Objecting: 1
Supporting: 0

The following comments were raised in the representations received:

- The proposed uPVC windows would not match the original character of the building and would be detrimental to its appearance.

Issues raised that were not material to planning include:

- Impact on property value

2. Planning assessment

The application site comprises a two-storey residential building that has been subdivided into 2 self-contained flats. The site is not located within a Conservation Area. The planning history relating to the site has been reviewed and taken into account in the assessment of this application.

The proposal has been assessed against Policy DM12 (Housing Design and Quality) of the Haringey Development Management DPD 2017, which seeks to ensure that alterations to existing residential buildings are of a high-quality, site-specific and sensitive design that respects the architectural character and detailing of the original building. Policy DM1 (Delivering High Quality Design) is also relevant, requiring development proposals to relate positively to their locality and surroundings.

The application seeks planning permission for the replacement of the existing original single-pane timber sash windows with uPVC casement windows. The submitted details indicate that the replacement windows would alter both the material and opening mechanism of the existing windows, changing from vertically sliding sash windows to tilt-and-turn casement units.

An objection has been received on the grounds that the proposed uPVC windows would fail to preserve the character and appearance of the building. The Local Planning Authority acknowledges that the existing timber sash windows are characteristic features of the property and that their replacement with uPVC units would alter the appearance of the host building. However, this assessment must be undertaken in the context of the streetscene as a whole.

It is noted that many properties within the road and surrounding area have replaced their original windows with uPVC units. As such, the use of uPVC windows has become an established and recognisable feature of the local streetscene and now forms part of the prevailing character of the area. In this context, the Local Planning Authority does not consider that an objection to the use of uPVC as a material could be reasonably sustained.

The proposed windows would also provide improved thermal performance, enhanced energy efficiency and better acoustic insulation. These benefits are material considerations and are consistent with wider sustainability objectives, including Haringey's Climate Change Action Plan and the Council's commitment to improving the environmental performance of existing housing stock.

Whilst the principle of replacing the windows with uPVC units is considered acceptable, the Local Planning Authority considers that a sliding sash design would better replicate the appearance and proportions of the original windows and would better preserve the architectural character of the building. In this regard, an informative will be attached to any decision notice encouraging the applicant to install uPVC sliding sash windows in place of the proposed casement design.

On balance, having regard to the character of the surrounding area and the widespread presence of uPVC replacement windows within the road, the proposal is not considered to result in unacceptable harm to the character and appearance of the host building or the wider streetscene. The proposal would not give rise to any adverse impacts on the residential amenity of neighbouring occupiers.

Accordingly, the development is considered to accord with Policies DM1 and DM12 of the Haringey Development Management DPD 2017 and is therefore acceptable.

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 accordance with the approved plans and drawings listed in this decision notice, unless otherwise agreed by this permission. Notwithstanding the approved drawings, the windows to the front elevation may alternatively be installed as uPVC vertically sliding sash windows in place of the approved uPVC windows, in accordance with the informative below.

Approved drawings: 12235-PR-FG_25-ZZ-DR-A-401, 12235-PR-FG_25-ZZ-DR-A-201, Location Plan.

Reason: For the avoidance of doubt, to ensure a satisfactory appearance of the development, 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: Window Design

The applicant is encouraged to give further consideration to the installation of uPVC sliding sash windows to the front elevation rather than units proposed, as these would more closely reflect the appearance, proportions and method of opening of the original windows.