



Officer Report

Application Number:	HGY/2026/2020
Application Type:	Full planning permission
Address:	86 Rathcoole Gardens, Hornsey, London, N8 9PG
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:	Josh Parker
Valid Date:	20/07/2026
Applicant:	N/A
Agent:	Mr Guy Price

RECOMMENDATION

Approve with Conditions

1. Consultation

Local Representations

No representations were received from neighbouring occupiers, local groups or any other interested parties.

2. Planning Assessment

The application site comprises a two-storey residential building. 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 and requires development proposals to respond positively to their locality and surroundings.

The application seeks planning permission for the replacement of the existing original single-glazed timber sash windows with uPVC replacement windows, the replacement of the existing rear doors with modern double-glazed doors, and the replacement of the existing front entrance doors with composite doorsets incorporating overpanels that match the style and proportions of the existing entrance arrangement.

The submitted details indicate that the replacement windows would alter the material of the existing windows from timber to uPVC. Whilst some of the proposed windows would be tilt-and-turn units, the windows on the front elevation would retain the existing vertically sliding sash opening mechanism. As such, the appearance, proportions and means of opening of the principal front

elevation windows would closely reflect the existing arrangement and preserve the established character of the façade.

It is noted that many properties within the road and wider surrounding area have replaced their original timber windows with uPVC units. As a result, 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 reasonably be sustained.

The proposed windows would also provide improved thermal performance, enhanced energy efficiency and better acoustic insulation. These benefits are material considerations and support the ongoing improvement of the environmental performance of the existing housing stock.

Whilst traditional timber sash windows would better reflect the original appearance of the property, the proposed front elevation windows retain the vertically sliding sash operation of the existing windows, thereby maintaining an important aspect of the building's architectural character. Given the widespread use of uPVC windows within the surrounding area, the proposal is considered acceptable in this regard.

The proposal also includes the replacement of the existing front entrance doors with double-glazed composite doors. The proposed doors would broadly match the appearance, proportions and arrangement of the existing entrance doors and over panels, and therefore would not adversely affect the character or appearance of the property. Similarly, no objection is raised to the replacement rear doors.

On balance, having regard to the character of the surrounding area, the widespread presence of uPVC replacement windows within the road, and the retention of the vertically sliding sash opening mechanism to the principal front elevation windows, the proposal is not considered to result in unacceptable harm to the character and appearance of the host building or the wider streetscene. Furthermore, 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 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: 26022-P_001, 26022-P_002, 26022_P_004-05, 26022_P_004-

06, 26022_P_004-02

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

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 his ownership.