

Officer Report

Application Number:	HGY/2026/1902
Application Type:	Householder planning permission
Address:	7 Chaplin Road, Tottenham, London, N17 6QE
Proposal:	Replacement of existing single-glazed timber windows with new double-glazed timber windows to front elevation, and new double-glazed uPVC windows to side and rear elevations.
Case Officer:	Anna Anderson
Valid Date:	07/07/2026
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Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

The application has been publicised by the way of letters and public notices. No representations were received in response to notification and publicity.

2. Planning assessment

The application history in relation to this site is noted, in particular:

7 Chaplin Road, London, N17 6QE

HGY/2018/3789 – Replace the existing front door – Approve with conditions 23/01/2019

HGY/2026/1261 – Replacement of front and the rear windows with double-glazed uPVC casement windows – Refuse 01/07/2026

The application site relates to a two-storey end-of-terrace house and is not located within a conservation area, however it is located in a prominent position directly opposite the Bruce Grove Conservation Area and forms part of the wider Victorian townscape that contributes to its setting. The terrace retains a largely consistent appearance, with the majority of properties continuing to benefit from their original timber windows, which make a positive contribution to its architectural character and visual cohesion.

It is noted that a similar planning application for the replacement of all windows at the property with new uPVC casement windows under HGY/2026/1261 was refused on 1st July 2026, on the grounds that the proposed replacement of the original timber windows with uPVC were inappropriate by reason of materials, design and detailing detracting from the character and appearance of the host building, architectural consistency and wider street scene.

This application is now seeking consent for the replacement of existing single-glazed timber windows with new double-glazed timber windows to front elevation, and new double-glazed uPVC windows to side and rear elevations.

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

From the details submitted it is shown that the windows to the front elevation are now proposed to be replaced like-for-like with new timber double-glazed vertical sliding sash windows replacing the existing timber single-glazed vertical sliding sash windows. The replacement windows to the side and rear elevations will also have the proportions and means of opening largely matching as existing, being top-hung opening casement windows however the materials will change from timber to uPVC. The colour of all new window frames will be the same as existing. While the materials will change on the rear and side elevations from timber to uPVC, the use of such material is somewhat evident along the street on Chaplin Road and the wider area. Furthermore, the proposed windows to the principal (front) elevation are now proposed to be timber in material which retains the character, appearance and architectural consistency of the original timber windows and therefore makes a sympathetic contribution to the wider Victorian townscape.

The replacement windows here will deliver benefits in terms of greater thermal performance, energy 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 new timber vertical sliding sash windows to the front elevation and new top-hung opening casement uPVC windows to the side and rear elevations will respect the character and appearance of the host building and wider locality, and the works do not present any issues in terms of amenity for neighbouring properties. 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 hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

Approved drawings list:

LocationPlan;
12235-PR-CR_07-ZZ-DR-A-201.P2-S1;
12235-PR-CR_07-ZZ-DR-A-301; and
12235-PR-CR_07-ZZ-DR-A-401.P2-S1.

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: 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.