

Officer Report

Application Number:	HGY/2026/1905
Application Type:	Householder planning permission
Address:	33 White Hart Lane, Wood Green, London, N22 5SL
Proposal:	Replacement of existing single-glazed timber windows with new double-glazed timber windows to front, and new double-glazed uPVC windows to side and rear.
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. Proposed development

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

2. Site and Surroundings

The application site relates to a three-storey terrace house and is located in the Trinity Gardens Conservation Area. The site does not contain and does not affect the setting of a listed building.

3. Relevant Planning and Enforcement history

The relevant planning history in relation to this site is as follows:

33 White Hart Lane, Wood Green, London, N22 5SL

OLD/1980/1628 – Conversion of existing dwelling to form bed/sit cluster unit – Approve with conditions 30/04/1980

HGY/2018/3496 – Replacement of existing timber door with a new timber door – Approve with conditions 08/01/2019

4. Consultation responses

LBH Heritage Conservation Officer:

- 33 White Hart Lane is located in Trinity Gardens Conservation Area and positively contributes to its significance as a terrace with a prominent townscape role in enclosing the north-eastern boundary of the CA, and Crescent Gardens
- No. 33 retains its original windows which have good quality, thinly detailed sash windows with curved top rails which are common features on this part of the street and form an important aspect of its character
- Existing windows are original and are distinctive features which unify the terrace and should be retained, the loss of such would be considered to cause less than substantial harm to the significance of the Trinity Gardens Conservation Area by eroding the consistency of the streetscene and its important detailing and material quality
- No details of the proposed windows have been provided, the existing windows and their thin frames and detailing would be expensive to replicate and potentially difficult particularly with double glazing which requires thicker frames for the additional weight
- There would need to be a level of certainty that the existing windows could be accurately replicated as double-glazed units, with the same joinery details and dimensions and any required trickle vents would need to be concealed within the frames and not externally expressed
- Further details, proposed sections to compare against existing would be recommended

5. Local representations

The application has been publicised by way of 1 site notice in the vicinity of the site and 36 letters. 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

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage

Design and heritage

DPD Policy DM12 'Housing Design and Quality' states that extension or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and / or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

The works here relate to the replacement of existing single-glazed timber windows with new double-glazed timber windows to front, and new double-glazed uPVC windows to side and rear.

The proposed windows to the south east (principal) elevation would be double-glazed with slimline timber material frames and a vertical sliding sash opening method with sash horn detailing. The materials, opening style and proportions would match as existing, maintaining the architectural character of the dwelling and preserving the traditional appearance of the principal elevation. These types of windows are specifically designed to appear as closely to the original style as possible (the new window frame dimensions measuring as close to the existing as possible), seeking to replicate the existing arrangement and are therefore sympathetic to both the host property and wider conservation area.

The existing windows on the south west (side) and north west (rear) elevations are proposed to be replaced with double-glazed uPVC casement windows with proportions similar to existing. Windows W07, W09 and W10 would change in opening style from vertical sliding sash to top-hung opening casement windows, whereas windows W05, W06 and W08 would retain their casement design and feature a combination of side and top hung opening styles. Whilst uPVC is generally not the preferred material in historic buildings, the rear elevation is of limited public visibility and does not make a significant contribution to the character or appearance of the street scene. Consequently, the replacement of existing windows on the rear elevation would not result in a harmful visual impact on the host building or wider conservation area. On balance, the limited visual impact of the proposal weighs in favour of development.

It is acknowledged that the LBH Heritage Conservation Officer has raised that no details of the proposed windows have been provided, and there would need to be a level of certainty that the existing windows could be accurately replicated as double-glazed units, with the same joinery details and dimensions and any required trickle vents would need to be concealed within the frames and not externally expressed. Further details in the form of proposed sections were requested to compare against existing. The revised drawings and details show that any trickle vents would be hidden, and the new frame widths measure as close to the existing frame widths as possible.

The replacement windows and door 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 contributing towards wider sustainability goals. The proposal contributes towards this being achieved without causing harm to the character and appearance of the conservation area.

Overall, the proposal would preserve the significance of the Trinity Gardens Conservation Area and would not result in harm to the character or appearance of the host property. As such, the development is considered to accord with the policies outlined above.

Conclusion

The proposal is considered acceptable in terms of its design, appearance and heritage impact. The replacement windows and door would preserve the character and appearance of the host property and the Tower Gardens Conservation Area, while providing improved thermal performance and energy efficiency.

The proposal is therefore considered to comply with relevant policies of the Development Plan. All other material planning considerations, including equalities duties, have been taken into account. Accordingly, planning permission should be granted, subject to the conditions set out in the recommendation.

7. Recommendation

It is recommended that planning permission be **APPROVED**, subject to 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-WHL_33-ZZ-DR-A-201 Rev 1;

12235-PR-WHL_33-ZZ-DR-A-301 Rev 1;

12235-PR-WR_51-ZZ-DR-A-302; and

12235-PR-WHL_33-ZZ-DR-A-401 Rev 1.

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.