



Officer Report

Application Number:	HGY/2026/2135
Application Type:	Full planning permission
Address:	2 Forster Road, Tottenham, London, N17 6QD
Proposal:	Replacement of the existing timber sash and uPVC windows to the front elevation with new double-glazed uPVC casement windows. Existing rear elevation timber casements windows be replaced with new double-glazed uPVC casement windows.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	27/07/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Proposed Development

The proposal seeks permission for the removal and replacement of the existing timber sash and uPVC windows on the front elevation with new double-glazed uPVC casement windows. The existing timber sash windows on the rear and rear side elevations would be removed and replaced with new double-glazed uPVC vertical sliding sash windows, whilst the existing timber casement windows on the rear elevation would be replaced with new double-glazed uPVC casement windows.

The existing windows on the front elevation comprise double-glazed uPVC casement windows at ground-floor level, whilst the first floor retains timber single-glazed sliding sash windows. The existing windows on the rear elevation comprise a mixture of timber single-glazed sash and casement windows, together with one double-glazed uPVC casement window. Owing to their age and deterioration over many years, the existing timber windows are in poor condition and perform poorly in thermal terms, resulting in significant heat loss.

2. Site and Surroundings

The application site is a two-storey mid-terrace dwelling located on the southern side of Forster Road. The site lies within the Tottenham Green Conservation Area.

The Tottenham Green Conservation Area is a large conservation area comprising a number of predominantly residential streets. Whilst there is a variety of architectural styles and detailing, including roof forms, there is a general consistency in the scale and appearance of buildings. This consistency contributes significantly to the character and appearance of the conservation area.

The conservation area does not currently have an adopted Conservation Area Appraisal, nor is it covered by an Article 4 Direction. Consequently, certain minor alterations to single-family dwellinghouses, such as replacement windows, doors and rooflights, are not currently subject to planning control.

3. Relevant Planning and Enforcement History

None.

4. Local Representations

No representations were received.

5. Material Planning Considerations

Design and Heritage

Policy DM12 (Housing Design and Quality) of the Development Management DPD requires alterations to residential buildings to be of a high-quality, site-specific and sensitive design that respects and complements the form, setting, period and architectural characteristics of the original building. Policy DM1 requires development to relate positively to its surroundings, whilst Policy SP11 seeks the highest standards of design that respect local context, character and historic significance. These objectives are also reflected in London Plan Policy D6.

London Plan Policy HC1 seeks to ensure that development affecting heritage assets conserves their significance. Local Plan Policy SP12 and Development Management Policy DM9 set out the Council's approach to the conservation and enhancement of the Borough's historic environment.

The proposed replacement windows would replicate the existing glazing pattern and frame colour, helping to respect the established appearance of the property and the wider street scene. The proposed vertical sliding sash windows would reflect the design and operation of the existing sash windows.

Whilst the retention of traditional timber windows on the front elevation would ordinarily be the preferred outcome within a conservation area, the proposed replacement windows would replicate the proportions, opening method and appearance of the original sash windows through the use of vertical sliding sash units. As a result, the established architectural character of the property would be largely maintained notwithstanding the change in material from timber to uPVC.

In assessing the proposal, significant weight has been given to the wider context of the terrace. Officers note that the original timber windows have already been replaced on surrounding properties and that there are no readily visible examples of original timber windows remaining within the terrace. In this context, the proposed uPVC sliding sash windows would not appear visually incongruous or out of character with the prevailing streetscene.

Whilst not representing the ideal heritage solution, it is considered that the proposed windows would preserve the character and appearance of the conservation area and the host property. The proposal is therefore considered acceptable having regard to the particular circumstances of the site and its surroundings.

The proposed windows have been specifically designed to replicate traditional timber sash windows, maintaining a similar profile and appearance whilst improving thermal performance. The proposal would also reinstate glazing patterns that are characteristic of the surrounding properties.

Officers note that there are numerous examples of uPVC windows within Forster Road and the surrounding area, including within nearby terraces. Given the prevalence of such windows and the sympathetic design of the proposed replacements, it is considered that the development would preserve the character and appearance of the conservation area.

Furthermore, the proposed windows would be largely indistinguishable from traditional timber sash windows when viewed from the public realm. As such, it is not considered that the proposal would result in any harm to the significance, character or appearance of the conservation area.

The replacement of the existing timber windows with uPVC windows of a similar form, design and detailing would not result in the loss of local character or detract from the appearance of the host property. The proposed white uPVC windows would sit comfortably within the wider streetscape. It should be noted that the granting of permission in this instance should not be regarded as setting a precedent for future proposals, as each application must be assessed on its own merits.

The proposed replacement windows would also provide benefits in terms of improved thermal efficiency and sound insulation. These benefits are material considerations and accord with the objectives of Haringey's Climate Change Action Plan and the Council's commitment to achieving net-zero carbon emissions.

Conclusion

In all significant respects, the proposed replacement windows would closely replicate the appearance, proportions and detailing of the existing windows and would not materially alter the external appearance of the property. Whilst timber would ordinarily be preferred on heritage grounds, the use of uPVC vertical sliding sash windows in this instance is considered acceptable given the absence of surviving timber windows within the terrace and the established character of the surrounding streetscene.

The proposal would preserve the character and appearance of the Tottenham Green Conservation Area and would not result in harm to the significance of the heritage asset.

The proposed development accords with Policies DM1, DM9 and DM12 of the Development Management DPD (2017), Policies SP11 and SP12 of the Haringey Local Plan (2017), the relevant policies of the London Plan (2021), and the National Planning Policy Framework.

All other relevant policies and material considerations, including equalities considerations, have been taken into account. Planning permission should therefore be granted.

6. Recommendation

GRANT PERMISSION subject to 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:

Site Location Plan;

2235-PR-FR_02-ZZ-DR-A-PL201;

2235-PR-FR_02-ZZ-DR-A-PL401;

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.