

Officer Report

Application Number:	HGY/2026/2188
Application Type:	Full planning permission
Address:	106 Park Lane, Tottenham, London, N17 0JP
Proposal:	Replacement of existing timber-sash and timber-casement single-glazed windows with new uPVC-sash and uPVC-casement double-glazed windows on the front and rear elevations.
Case Officer:	Daniel Boama
Valid Date:	03/08/2026
Applicant:	6
Agent:	Peabody glenn williams

RECOMMENDATION

Approve with Conditions

1. Consultation & Representations

One representation was received from neighbours, local groups, etc in response to notification and publicity of the application.

Cllr Bevan - Support, subject to uniformity of design re any existing similar windows.

Officer response - The proposed drawings show that windows would match the existing windows in terms of positioning, opening style, and colour of the frames.

2. Planning Assessment

The subject site relates to the first and second floor of a three storey mid-terrace mixed-use property located on the south side of Park Lane. The ground floor is a medical centre and the upper floors are in residential use. The application site is not located within a conservation area nor is it within the curtilage of a listed building. The surrounding area is mixed in character.

The planning history of the site has been taken into account when coming to this decision.

104- 108, Park Lane, London, N17, London

HGY/1992/1315

Proposal: Erection of 3 storey block comprising doctors surgery and 6 x 2 bed flats, and 2 storey block comprising 5 x 2 bedroom flats.

Decision Date: 7 June 1993

Decision: Refuse

HGY/1993/1094

Proposal: Construction of 3 storey block at front of site consisting of doctors surgery and 8 x 1-bedroom flats, and single storey block at rear of site for 4 x 1-bedroom flats.

Decision Date: 23 November 1993

Decision: Approve with Conditions

HGY/1994/0099

Proposal: Approval of details(materials) pursuant to Condition 2 attached to planning permission HGY/47089 dated 23rd November 1993.

Decision Date: 1 March 1994

Decision: Approve with Conditions

HGY/1994/0799

Proposal: Variation of Condition No.9 attached to planning permission HGY/47089 to reduce door widths of ground floor flats.

Decision Date: 26 July 1994

Decision: Approve with Conditions

HGY/1994/1323

Proposal: Approval Of Details pursuant to Conditions 3, 4, 5, 6, 9, 10, 11 & 12 in respect of planting and soft landscaping, refuse storage and collection, external lighting, hard landscaping, disabled persons access, cycle and disabled parking, boundary treatment and vehicular/pedestrian gates.

Decision Date: 15 November 1994

Decision: Approve with Conditions

The proposed development involves the replacement of existing timber-sash and timber-casement single-glazed windows with new uPVC-sash and uPVC-casement double-glazed windows on the front and rear elevations.

From the details submitted it is shown that the proportions and means of opening to the new windows will largely match the existing, as well as the colour of the window frames. While the existing window frames will change to uPVC, the use of such a material is widely evident on Park Lane.

The replacement windows will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

In all significant respects the replacement windows will match the existing positioning and sizing, but differ in material. The change of material to uPVC here will not result in an unacceptable impact on the external appearance of this property and street scene, and therefore is acceptable in design and appearance

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

3. Recommendation

It is recommended that planning permission be **APPROVED**, subject to 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: LocationPlan, BL/DRG/4142/ 06, BL/DRG/4142/ 07.1, BL/DRG/4142/ 07.2, BL/DRG/4142/ 07.3, BL/DRG/4142/ 07.4, BL/DRG/4142/ 08.1, BL/DRG/4142/ 08.2, BL/DRG/4142/ 10.1, BL/DRG/4142/ 10.2, BL/DRG/4142/ 10.3, BL/DRG/4142/ 10.4, BL/DRG/4142/330HR/ 11 RevA, and BL/DRG/4142/330HR/ 12.

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.