Officer Report

Application Number:	**HGY/2026/2003**
Application Type:	**Householder planning permission**
Address:	15-22 Malden Court, Finsbury Park Avenue, London N4 1UH
Proposal:	Replacement of existing timber windows with double glazed uPVC windows to front and rear elevations; Replacement of existing timber front entrance door with uPVC door.
Case Officer:	Ciara Ward
Valid Date:	07/08/202 6
Applicant:	N/A
Agent:	Mr Guy Price

RECOMMENDATION

Approve with Conditions

1. Consultation Responses

No representations were received in response to notification and publicity of the application.

2. Planning assessment

The application site relates to an apartment building, known as 'Malden Court'. It is not located within a conservation area or within the curtilage of a listed building.

The application history in relation to this site is noted below:

HGY/2019/0468
Address: Malden Court, 15, Finsbury Park Avenue, London, N4 1UH
Proposal: The works include the removal of existing timber casement windows and replacement with new reinforced PVC-u double glazed casement windows. All replacement windows to be compliant to BS 7412:2007 using materials Type A complying with BS EN12608:2003. The proposal is to replace all existing timber windows within the property.
Decision: Approved with conditions.

HGY/2024/2337
Address: 1-6 Malden Court, 15 Finsbury Park Avenue, Tottenham, London, N4 1UH
Proposal: Replacement of existing double glazed timber casement windows with new PVCu double glazed casement windows. Fenestration and colour to match the existing windows.
Decision: Approved with conditions.

HGY/2024/2569
Address: 39-47 Malden Court, 15 Finsbury Park Avenue, Tottenham, London, N4 1UH
Proposal: Replacement of existing double glazed timber casement windows with new PVCu double

glazed casement windows. Fenestration and colour to match the existing windows.
Decision: Approved with conditions.

HGY/2025/2436
Address: 31-38 Malden Court, 15 Finsbury Park Avenue, Tottenham, London, N4 1UH
Proposal: Existing white timber casement windows to be replaced with new white uPVC double glazed casement windows.
Decision: Approved with conditions.

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

The application is seeking consent to replace the existing timber framed windows and front entrance door with double-glazed uPVC window and door frames. The existing windows at the property consist of a mix of casement and non-opening windows. From the details submitted it is shown that the proportions, design, colour, and means of opening for the new windows will largely match the existing. The replacement front entrance door will be uPVC with matching proportions, design and means of opening to the existing.

While the existing timber frames will be replaced with uPVC, the use of such a material in Malden Court is widely evident in the block, such as the permissions noted above. In most cases, in respect of single-family dwellings, the installation of uPVC can also be carried out under 'permitted development rights', rights which do not extend to flats.

The replacement uPVC windows and door will also deliver benefits in terms of greater thermal 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 replacement of the existing timber windows and door with uPVC, will not materially affect the external appearance of this property and character of the area nor do such works present any issues in terms of amenity for neighbouring occupiers. 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 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_002-01
26022_P_004-01a
26022_P_004-02a
26022_P_004-05
26022_P_004-06

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

3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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.