



Officer Report

Application Number:	HGY/2026/2017
Application Type:	Full planning permission
Address:	129 Nelson Road, Hornsey, London, N8 9RR
Proposal:	Replacement of existing timber windows with uPVC double glazed windows to front, side and rear elevations and replacement of rear door to flats
Case Officer:	Ben Coffie
Valid Date:	03/08/2026
Applicant:	N/A
Agent:	Mr Guy Price

RECOMMENDATION

Approve with Conditions

1. Consultation

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

2. Planning Assessment

The application site comprises a two-storey mid-terraced property with accommodation at roof level, which has been converted into two self-contained flats. The property is located on the western side of Nelson Road and does not lie within a conservation area. The site's planning history has been taken into account in the assessment of the proposal.

The application has been assessed against DPD Policy DM12 *Housing Design and Quality*, which seeks to ensure that alterations to existing residential buildings achieve a high-quality, site-specific and sensitive design that respects the period, architectural characteristics and detailing of the original building. DPD Policy DM1 *Delivering High Quality Design*, which requires development proposals to relate positively to their locality, is also a material consideration.

Planning permission is sought for the replacement of all existing timber windows with uPVC casement windows, together with the replacement of the front and rear entrance doors. The submitted details demonstrate that the proposed windows would match the existing units in terms of their proportions, opening arrangements and frame colour.

Whilst the material of the window frames would change from timber to uPVC, the use of uPVC replacement windows is widespread within the surrounding area. Furthermore, a number of recent planning permissions have allowed the replacement of timber windows with uPVC units where the design, opening arrangements and detailing satisfactorily replicate the originals. In particular, it is noted that the glazing bar detailing to the upper sections of the ground and first-floor windows would replicate the glazing pattern that is characteristic of these properties and evident in other examples of uPVC replacement windows in the locality.

Similarly, the proposed replacement doors would match the design and panel detailing of the existing doors and would not appear incongruous within the building or when viewed from the public realm.

The replacement windows would also provide benefits in terms of improved thermal performance and sound insulation. These are material considerations and align with the objectives of Haringey's Climate Change Action Plan (HCCAP), including the Council's aim of achieving net-zero carbon emissions by 2041.

Given the prevailing character of the area, where a number of properties have installed uPVC replacement windows on their front elevations, together with the relevant planning history, the proposed replacement windows are considered acceptable in design terms and would preserve the character and appearance of the property and surrounding area.

For the reasons set out above, the proposed works are considered acceptable and comply with the relevant development plan policies.

3. Recommendation

It is therefore 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

26022-P_004-06_Door Type Elevations, 26022-P_004-01_Proposed Plans, 26022-P_004-05_Window Type Elevations_A, 26022-P_004-05_Window Type Elevations_B, 26022-P_004-02_Proposed Elevations.

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.