



Officer Report

Application Number:	HGY/2026/2030
Application Type:	Full planning permission
Address:	193 Ferme Park Road, Hornsey, London, N8 9BS
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:	Josh Parker
Valid Date:	20/07/2026
Applicant:	N/A
Agent:	Mr Guy Price

RECOMMENDATION

Approve with Conditions

1. Consultation

The application has been publicised by way of neighbour notification letters and site notices. No representations were received in response to the consultation and publicity.

2. Planning Assessment

The planning history relating to the site is noted, in particular:

HGY/0001/7487 - Old Applications, 193 Ferme Park Road, London, N8 9ZZ. Conversion to form two self-contained flats.

HGY/2024/3446 - Full planning permission at 193 Ferme Park Road, Hornsey, London, N8 9BS for the replacement of existing timber windows with uPVC windows on all elevations.

The application site comprises a two-storey terraced house in use as two self-contained flats. The site is not located within a conservation area.

Design

The application seeks consent for the replacement of existing single-glazed timber windows with new double-glazed uPVC windows to the front, side and rear elevations. The visible front entrance door would also be replaced with a composite door set matching the existing design, including the retention of double-glazed fanlights.

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

The submitted details demonstrate that the proportions, opening style and frame depth of the proposed windows will largely match the existing windows. The colour of the new window frames

will also match the existing appearance. Whilst the material would change from timber to uPVC, the use of uPVC windows is already widely evident along Ferme Park Road and within the surrounding area, thereby maintaining visual and architectural consistency. To ensure an acceptable appearance, a condition will be imposed requiring the windows on the front elevation to be installed as PVC-u vertical sliding sash windows with a multi-pane upper sash and a single-pane lower sash, designed to replicate the appearance of traditional timber sash windows. This will ensure that the replacement windows preserve the established character and appearance of the property and surrounding streetscene.

The replacement windows and door would also deliver benefits in terms of improved thermal performance, energy efficiency and sound insulation. These are material considerations in the assessment of the application, particularly having regard to Haringey's Climate Change Action Plan (HCCAP) and the objective of achieving net zero carbon emissions by 2041.

Amenity

It is unclear whether the existing first-floor side-facing window is currently obscure glazed. However, replacement with clear or clearer glazing could result in overlooking of neighbouring properties. As such, it is considered reasonable and necessary to secure a condition requiring the window to be obscure glazed and fixed shut below a height of 1.7 metres above internal floor level.

Conclusion

Overall, the use of uPVC in this instance would not materially harm the external appearance of the building or the character and appearance of the surrounding area. Subject to conditions, the proposed works would also not give rise to any unacceptable impacts on the amenity of neighbouring occupiers. For the reasons set out above, the proposal is considered acceptable and compliant with the relevant development plan policies.

3. Recommendation

It is therefore recommended that planning permission be **GRANTED**, 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.

APPROVED PLANS: 26022_P_004-02, 26022_P_004-05, 26022-P_001, 26022-P_002, 26022-P_002, 26022-P_004-06

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

- 3 Any upper floor window that is currently fitted with obscure glazing and is replaced pursuant to this permission shall be fitted with obscure glazing to match the existing arrangement and shall be permanently retained as such thereafter.

Reason: To prevent overlooking of adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of the Development Management DPD 2017.

- 3 The replacement windows on the front elevation hereby approved shall be installed as PVC-u vertical sliding sash windows with a multi-pane upper sash and a single-pane lower sash, designed to replicate the appearance of traditional timber sash windows. The multi-pane upper sash shall replicate the existing coloured glazing within the individual upper panes. The windows shall be installed so as to maintain the existing reveals, surrounds and cills. Any trickle vents required shall be concealed within the window frames and shall not be externally visible.

Reason: To ensure a high-quality design and to preserve the character and appearance of the host building and surrounding streetscene, in accordance with Policies DM1 and DM12 of the Development Management DPD 2017.

Informatives:

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.

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.