



Officer Report

Application Number:	HGY/2026/1441
Application Type:	Householder planning permission
Address:	34 Drayton Road, Tottenham, London, N17 6HJ
Proposal:	Replacement of existing timber single glazed windows with UPVC windows
Case Officer:	Sarah Madondo
Valid Date:	01/06/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

Consultation

Local representations

The application has been publicised by the way of letters and public notices.

No representations have been received.

2. Planning assessment

The property is situated on Drayton Road within a residential area of Tottenham in the London Borough of Haringey. The street forms part of an established terrace of similarly scaled residential properties contributing to a consistent and well-defined urban environment. The property benefits from proximity to local amenities along nearby West Green Road and Tottenham High Road, which provide a range of shops, cafés and local services. Nearby open spaces include Downhills Park and Bruce

Castle Park, offering recreational facilities and green space. The site benefits from good public transport accessibility. Turnpike Lane Underground Station and Bruce Grove railway station provide convenient access to central London and surrounding areas. Additional bus routes operate along nearby principal roads.

The site is a two storey mid terrace building in use as flats and there is no history of when the property was converted into two flats. Information from Valuation Office Agency website (VOA) indicates that the property was into two dwelling on 1 April 1993. As such, property has been become immune to any enforcement action. The application relates to all windows within the building.

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.

This application is seeking consent for replacement of existing timber single-glazed sliding sash/casement windows with new modern double glazed uPVC double glazed windows. The site is not within a conservation area nor is a listed building, and where a number of other properties on the street have been changed to uPVC windows. Fenestration and colour to match the existing windows. From the details submitted it is shown that the proportions will largely match the existing.

The replacement windows here will 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 use of uPVC windows here will not materially affect the external appearance of this property/ building/ 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Location Plan
12235-PR-DR_34-ZZ-DR-A-201
12235-PR-DR_34-ZZ-DR-A-401

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