

Officer Report

Application Number:	HGY/2026/1706
Application Type:	Full planning permission
Address:	38 Strode Road, Tottenham, London, N17 6TZ
Proposal:	Replacement of timber and upvc front, side and rear windows with new double glazed uPVC windows. timber rear exit door be removed and replaced with new high-quality double glazed uPVC door.
Case Officer:	Ben Coffie
Valid Date:	01/07/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

2. Planning assessment

The application site relates to a two-storey mid-terraced dwelling house at 38 Strode Road, subdivided into two self-contained flats. The site is not statutorily or locally listed and is not located within a conservation area. As the property is subdivided into flats, it does not benefit from permitted development rights, and planning permission is therefore required for the proposed works. This application is seeking consent for the replacement of the existing windows which comprise a mix of timber single-glazed sliding sash and casement windows, and uPVC double-glazed vertical sliding windows on the front, side and rear elevations, together with the existing timber single-glazed rear exit door, with new double-glazed uPVC windows and door.

This application is being considered against DPD Policy DM12 'Housing Design and Quality' which seeks to ensure that alterations to existing residential buildings are of a high, site specific, and sensitive design quality, and respect the period and architectural characteristics and detailing of buildings. Equally DPD Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality, is a consideration.

From the details submitted it is shown that the proportions, size and means of opening of the new windows will match those existing, with the frame depth also matching existing.

While the existing window frames are of mixed timber and uPVC construction, uPVC framing is already present at first floor level on the front elevation and is evident on neighbouring properties along Strode Road and the wider local area, which already feature updated uPVC double-glazed windows and doors of similar and variable styles, forming a precedent on the road for this design approach and maintaining visual and architectural consistency.

The replacement windows and door here will deliver benefits in terms of greater thermal performance, energy efficiency and sound insulation, and will address the poor condition, heat loss, condensation and security shortcomings of the existing single-glazed timber units. These 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 double-glazed windows and door here will not materially affect the external appearance of this property or the character of the area, nor present any issues in terms of amenity for neighbouring properties, given that existing patterns of obscure glazing are to be retained where present. 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 hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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 drawings list:

12235-PR-SR_38-ZZ-DR-A-401, 12235-PR-SR_38-ZZ-DR-A-201

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: 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.