



Officer Report

Application Number:	HGY/2026/1576
Application Type:	Full planning permission
Address:	79 Broadwater Road, Tottenham, London, N17 6EP
Proposal:	Replacement of existing UPVC double glazed and timber single glazed windows with new UPVC double glazed windows
Case Officer:	Josh Parker
Valid Date:	12/06/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

CONSULTATION

No objection was received in response to notification and publicity of the application.

PLANNING ASSESSMENT

Site and Surroundings

The application site is a two-storey, mid-terraced property on the eastern side of Broadwater Road. The site is not located within a conservation area nor in the vicinity of a listed building.

Relevant Planning History

All history in relation to this site has been considered.

Proposal

This application is seeking consent for the replacement of timber windows in the front, side and rear elevations with double-glazed uPVC windows. The proportions and opening style differs on the front elevation going from sliding sash to hinge opening. Whilst the material of the window frames would be changed to uPVC, the use of such material is relatively standard in the locality.

Policy Considerations

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.

Design and Appearance

The glazing on the proposed windows would be double-glazed instead of the existing single glazing. The material of the window frames would also change from timber to uPVC. Despite the abovementioned changes, the size, proportions and means of opening of the proposed windows would change on the road frontage; going from sliding sash to hinge opening. It is also observed that many neighbouring properties on this road have changed their windows to uPVC ones and the proposal would not be out of keeping with the character and appearance of the locality nor adversely impact the street scene.

While it is regrettable that the proposed front-elevation windows would differ from the historic units, officers note that Broadwater Road contains numerous examples of replacement windows that follow the same proportions and opening style as those now proposed. Given this established pattern of alteration, it would be difficult to substantiate a refusal solely on the basis of street-scene impact, as the proposal would sit comfortably within the prevailing context and align with accepted fenestration-replacement principles.

Overall, the proposed windows would not materially affect the external appearance of this property, 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 in terms of design and amenity consolidation, in accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017, as well as according with the relevant policies of the London Plan 2021 and the NPPF.

CIL APPLICABLE

N/A – Under 100sqm no new unit.

RECOMMENDATION

It is therefore recommended that this application be APPROVED subject to 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:

12235-PR-BR_79-ZZ-DR-A-201, 12235-PR-BR_79-ZZ-DR-A-401, Location Plan

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.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.