



Officer Report

Application Number:	HGY/2026/1703
Application Type:	Full planning permission
Address:	30 Ranelagh Road, Tottenham, London, N17 6XU
Proposal:	Windows and doors to be replaced with new double glazed uPVC doors and windows.
Case Officer:	Josh Parker
Valid Date:	22/06/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1 CONSULTATION

No objection was received in response to notification and publicity of the application however there were 2 general representations for support.

2. PLANNING ASSESSMENT

Site and Surroundings

The application site is a two-storey, mid-terraced property on the eastern side of Ranelagh 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 proposed replacement windows would incorporate double-glazed units in place of the existing single-glazed windows, while the frame material would change from traditional timber to uPVC. Although these alterations would result in a departure from the original detailing of the property, including a change in the method of opening from sliding sash to side-hung casement windows on the principal elevation, the overall size, proportions and window arrangement would remain comparable to the existing installation. Furthermore, it is noted that a significant number of properties along Broadwater Road and within the surrounding area have undergone similar alterations, including the replacement of timber windows with uPVC units. As such, the proposed development would not appear incongruous within the established street scene and would remain broadly consistent with the prevailing character and appearance of the locality.

Whilst it is acknowledged that the proposed windows on the front elevation would not fully replicate the historic form and detailing of the original units, officers have taken into account the extent to which similar replacements have already occurred within the immediate vicinity. Broadwater Road contains numerous examples of properties where replacement windows reflect the same proportions, materials and opening arrangements as those proposed, resulting in an established pattern of change that has become part of the visual character of the street. In light of this context, it would be difficult to justify a refusal on design grounds alone, particularly as the proposal would integrate satisfactorily with its surroundings and would accord with established principles relating to window replacement in residential areas.

Taking all matters into consideration, the proposed works are not considered likely to result in any material harm to the external appearance of the host property or to the wider character and appearance of the street scene. In addition, the replacement windows would not give rise to any adverse impacts on the living conditions of neighbouring occupiers in terms of privacy, outlook, daylight or general residential amenity. The proposal is therefore considered acceptable from both a design and amenity perspective and is judged to comply with the relevant development plan policies and supplementary guidance.

4. CIL APPLICABLE

N/A

5. 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

12235-PR-RR_30-ZZ-DR-A-201.P2-S1, 12235-PR-RR_30-ZZ-DR-A-401.P2-S1,
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.