

Officer Report

Application Number:	HGY/2026/1992
Application Type:	Householder planning permission
Address:	53 Steele Road, Tottenham, London, N17 6YJ
Proposal:	Replacement of existing timber windows with double glazed uPVC windows to front, side and rear elevations; Replacement of existing timber door with double glazed uPVC door to first floor rear exit.
Case Officer:	Ciara Ward
Valid Date:	15/07/2026
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Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

No representations were received in response to notification and publicity of the application.

2. Planning Assessment

The application site relates to a two-storey terraced house which has been converted into two self-contained units. It is not located within a conservation area or within the curtilage of a listed building. There is no planning history in relation to this site.

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 to replace the existing timber framed windows and first-floor rear door with double-glazed uPVC window and door frames. The existing windows at the property consist of a mix of sash and casement windows. From the details submitted it is shown that the proportions, design, and means of opening for the new windows will largely match the existing. The only alteration proposed relates to the opening of Window W07 on the rear elevation, which is proposed to change from a vertically sliding sash window to a bottom-hung casement window. The replacement door on the rear elevation will be double-glazed uPVC with matching proportions, design and means of opening to the existing.

While the existing timber frames will be replaced with uPVC, the use of such a material is widely evident in the area, and in most cases, in respect of single-family dwellings, the installation of uPVC can be carried out under 'permitted development rights', rights which do not extend to flats.

The replacement uPVC windows and door will also 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 replacement of the existing timber windows and door with uPVC, will not materially affect the external appearance of this property and 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

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.