



# Officer Report

|                            |                                                                                                                              |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/1949</b>                                                                                                         |
| <b>Application Type:</b>   | <b>Householder planning permission</b>                                                                                       |
| <b>Address:</b>            | 30 Elmhurst Road, Tottenham, London, N17 6RQ                                                                                 |
| <b>Proposal:</b>           | Replacement of existing single-glazed timber windows with new double-glazed uPVC windows to front, side and rear elevations. |
| <b>Case Officer:</b>       | Anna Anderson                                                                                                                |
| <b>Valid Date:</b>         | 10/07/2026                                                                                                                   |
| <b>Applicant:</b>          | Mr Stephen Rhule                                                                                                             |
| <b>Agent:</b>              | Mr David Mugliston                                                                                                           |

## **RECOMMENDATION**

### **Approve with Conditions**

#### **1. Consultation**

##### Local representations

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

#### **2. Planning assessment**

The application history in relation to this site is noted, in particular:

30 Elmhurst Road, Tottenham, London, N17 6RQ

OLD/1984/0362 – Conversion into 2 self-contained dwellings – Approve with Conditions  
29/02/1984

The application site relates to a two-storey terraced house in use as two self-contained flats, and is not located within a conservation area. The application is seeking consent for the replacement of existing single-glazed timber windows with new double-glazed uPVC windows to front, side and rear elevations.

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 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 and frame depth of the windows will largely match as existing, however the means of opening will change from vertical sliding sash to top-hung opening casement windows on the north, east and south elevations. The colour of the new window frames will match as existing. While the existing window frames will change from

timber to uPVC, the use of such material is widely evident along the street on Elmhurst Road and the wider local area, maintaining visual and architectural consistency.

The replacement windows and doors here will deliver benefits in terms of greater thermal performance, energy 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 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 properties. 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:

LocationPlan;

12235-PR-ER\_30-ZZ-DR-A-201.P2-S1; and

12235-PR-ER\_30-ZZ-DR-A-401.P2-S1.

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.