

Officer Report

Application Number:	HGY/2026/2165
Application Type:	Full planning permission
Address:	79 Steele Road, Tottenham, London, N17 6YJ
Proposal:	Replacement of existing first floor timber framed single-glazed windows with uPVC framed double-glazed vertical sliding sash windows to the front including glazing bars, and casement windows to the rear elevations on both floors. Replacement of the existing timber framed single glazed main entrance door with a double-glazed composite door and fixed fanlight. Replacement of existing timber framed single-glazed rear door with a like-for-like rear door
Case Officer:	Daniel Boama
Valid Date:	30/07/2026
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Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation & Representations

No representations were received from neighbours, local groups, etc in response to notification and publicity of the application.

2. Planning Assessment

The subject site relates to a two storey end of terrace residential property located on the north side of Steele Road. The property has been subdivided into flats. The application site is not located within a conservation area nor is it within the curtilage of a listed building. The surrounding area is predominantly residential in character.

The planning history of the site has been taken into account when coming to this decision.

OLD/1984/1502

Proposal: 27/2/84 Conversion to form 2 self-contained flats.

Decision Date: 4 April 1984

Decision: Approve with Conditions

The proposed development involves the following:

- Replacement of existing first-floor timber-framed single-glazed windows with uPVC-framed double-glazed vertical sliding sash windows to the front including glazing bars, and casement windows to the rear elevations on both floors. Replacement of the existing timber-framed single glazed main entrance door with a double-glazed composite door and fixed fanlight. Replacement of existing timber-framed single-glazed rear door with a like-for-like rear door.

From the details submitted it is shown that the proportions and means of opening to the new windows will largely match the existing, as well as the colour of the window frames. While the existing window frames will change to uPVC, the use of such a material is widely evident on Steele Road, 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 windows and doors will deliver benefits in terms of greater thermal efficiency and sound insulation which are considerations that also need to be taken into account; in specific mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

In all significant respects the replacement windows and doors will match the existing positioning and sizing but differ in number of glazing and material. The change of material to uPVC here will not materially affect the external appearance of this property and street scene, and therefore is acceptable in design and appearance.

The proposed development is in general 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. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

3. Recommendation

It is recommended that planning permission be **APPROVED**, subject to 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: LocationPlan, 12235-PR-SR_79-ZZ-DR-A-201 and 12235-PR-SR_79-ZZ-DR-A-401.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

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: 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.

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.