

Officer Report

Application Number:	HGY/2026/0704
Application Type:	Householder planning permission
Address:	59 Lordship Lane, Tottenham, London, N17 6RU
Proposal:	Replacement of the existing main entrance timber unglazed door and a single-glazed fanlight above with a composite door with two double-glazed obscure panes over two solid panels and a double-glazed obscure pane fixed fanlight.
Case Officer:	Daniel Boama
Valid Date:	12/03/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The subject site comprises a two-storey mid-terraced property located within on the south side of Lordship Lane, to the west of Elsdon Road. The property has been subdivided into two flats.

The site is not located within a Conservation Area and is not a listed building.

2. PROPOSED DEVELOPMENT

The applicant is proposing the following works to the residential building:
Replacement of the existing main entrance timber unglazed door and a single-glazed fanlight above with a composite door with two double-glazed obscure panes over two solid panels and a double-glazed obscure pane fixed fanlight.

3. SITE PLANNING HISTORY AND ENFORCEMENT

Planning history:

OLD/1974/0707

Address: 59, Lordship Lane, N17

Proposal: Conversion into two self-contained flats.

Decision Date: 11 April 1974

Decision: Approve with Conditions

OLD/1974/0708

Address: 59, Lordship Lane, N17
Proposal: Conversion into two self-contained flats.
Decision Date: 23 July 1974
Decision: Approve with Conditions

4. CONSULTATION

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

5. PLANNING CONSIDERATIONS

Design & appearance

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

The application proposes the replacement of existing single-glazed front door and fixed fanlight and with new high quality double glazed front door and fanlight above. The existing main entrance door is timber with no obscure panes but has multiple solid panels.

The replacement door would allow more light through the two obscure glazed panels detail to the front door. The proposed frame material and colour would respect the appearance of the property, and would contribute to the character of the residential area.

The replacement front door would also provide benefits in terms of improved thermal performance and sound insulation, which are relevant considerations, particularly in the context of Haringey's Climate Change Action Plan and the objective of achieving net zero carbon by 2041.

In all significant respects, the replacement doors would match the existing in size and proportions and would be in-keeping the appearance of the property, thereby maintaining the character of the area.

The proposed development is in general accordance with the policies outlined above.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Due to the proposal being a door replacement in the same position and size, there would not be an impact on neighbouring amenity.

Conclusion

The works here as amended are minor in scale and acceptable in design and amenity terms. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. CIL Applicable

N/A – No new floorspace being provided.

7. 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: Location Plan, 12235-PR-LL_59-ZZ-DR-A-201, and 12235-PR-LL_59-ZZ-DR-A-401.

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: 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.