

Officer Report

Application Number:	HGY/2026/0843
Application Type:	Full planning permission
Address:	81 Woodside Gardens, Tottenham, London, N17 6UN
Proposal:	Replacement of single glazed timber front entrance door with fanlight with composite double glazed door with double glazed fan light.
Case Officer:	Sabelle Adjagboni
Valid Date:	25/02/2026
Applicant:	6
Agent:	Mr Stephen Rhule Mr David Mugliston

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is an application for the replacement of the front entrance door with a double-glazed composite door.

Site and Surroundings

The application site consists of a two-storey Victorian mid-terrace property converted into two self-contained flats. It is located toward the western side of Woodside Gardens, near its intersection with Sperling Road.

The site is not in a conservation area, nor does it have listed building status.

Relevant Planning and Enforcement history

There is no recent planning history in relation to the site. However, the pre-history of the site also shows that it was converted into flats in 1977.

Consultation response

No internal consultations were carried out for this application.

LOCAL REPRESENTATIONS

The application has been publicised by way of 7 letters to neighbours. No representation was received.

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development is:

Design and appearance

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, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The proposed replacement door is the primary street-facing entrance. The street features a diverse range of door styles and materials, including the existing timber door design with three single glazed panes, as well as numerous composite doors similar to that proposed. The new door would therefore fit within the established character of the street.

The replacement composite door would incorporate a single large double-glazed panels in its upper section and would replace the fixed fanlight above from single glazing to double. The introduction of double glazing represents an improvement in thermal performance, which is supported.

Overall, the proposal would remain in keeping with the character of the host property and the surrounding area.

As such, in design terms, the proposal is considered acceptable in line with the above policies.

Conclusion

The proposal is considered acceptable.

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

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION 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: Location Plan, 12235-PR-WG_81-ZZ-DR-A-PL201, 12235-PR-WG_81-ZZ-DR-A-PL401

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

Informatives:

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.

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.