Officer Report

Application Number:	**HGY/2026/1089**
Application Type:	**Full planning permission**
Address:	18 Wimborne Road, Tottenham, London, N17 6HL
Proposal:	Replacement of the existing timber single-glazed doors and fanlights with new composite double-glazed door and fanlight at the front elevation
Case Officer:	Adam Silverwood
Valid Date:	21/04/202 6
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Proposed Development
This is an application for a replacement door to the ground floor front elevation of converted property.

2. Site and Surroundings
The application site is a two-storey terraced building located on the southern side of Wimbourne Road. The application site is not located within a conservation area.

3. Relevant Planning and Enforcement History

OLD/1973/1951 - Conversion into 2 self-contained flats. – Approved with Conditions: 06/09/1973

5. Local Representations
The application has been publicised by way of letters sent to neighbouring properties. No representations were received from neighbours, local groups, etc.

6. Material Planning Considerations
The main planning considerations raised by the proposed development are:

1. Design and Impact of the proposed development on the Character and Appearance of the Area;

Policy DM1 (Delivering High Quality Design) states that ‘all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area’, development ‘a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the

quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

The proposed development would replace the existing door on the ground floor with a double-glazed door with a fanlight. The proposed development simplifies the historic detailing of the door design and replaces it with an appropriately subservient style. It is not considered to unduly impact upon the character and appearance of the area and is therefore considered to be acceptable in this regard.

There are no amenity considerations identified with this proposal and therefore neighbour amenity is proected.

Conclusion
The proposed application for a replacement door to the front elevation located on the ground floor is considered to appropriately respectful the of the character and appearance of the area, subservient to the host dwelling and to not present any undue detriment to neighbouring amenity and is therefore considered to be acceptable.

Overall, the proposed development is considered acceptable in terms of design and amenity consolidation, in 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, as well as according 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.

7. CIL Applicable
N/A – Under 100sqm no new unit.

8. 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.

12235-PR-WR_18-ZZ-DR-A-401 - Additional plans
12235-PR-WR_18-ZZ-DR-A-201 - Block plan of the site
Location Plan - The location plan

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.