



Officer Report

Application Number:	HGY/2026/1024
Application Type:	Full planning permission
Address:	124 Winchelsea Road, Tottenham, London, N17 6XQ
Proposal:	Replacement of existing timber single-glazed front entrance door, timber single-glazed rear door, and timber single-glazed rear exit door, with composite materials double-glazed front entrance door, uPVC double-glazed rear door, and uPVC double-glazed rear exit door all at ground floor level. (AMENDED DESCRIPTION)
Case Officer:	Daniel Boama
Valid Date:	09/04/2026
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 mid-terraced residential property located north side of Willingdon Road. The application site is not located within an conservation area.

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

OLD/1980/1665

Address: 124, Winchelsea Road, N17

Proposal: 9/6/80 Conversion into 2 self-contained flats.

Decision Date: 11 August 1980

Decision: Approve with Conditions

HGY/2019/1096

Address: 124, Winchelsea Road, London, N17 6XQ

Proposal: Replace the timber front door with a composite door

Decision Date: 22 May 2019

Decision: Approve with Conditions

The proposed development involves the replacement of existing timber single-glazed front entrance door, timber single-glazed rear door, and timber single-glazed rear exit door, with composite materials double-glazed front entrance door, uPVC double-glazed rear door, and uPVC double-glazed rear exit door all at ground floor level.

The composite and uPVC replacement doors will follow this same position and sizing, but have slightly different number of glazed and solid panes on the front door, whereby it will now exhibit a one double glazed obscured pane over two solid panels. The two rear doors will be two double glazed panes with midrails. All three new doors will have double glazed fanlights, however, only the front door fanlight will be fixed.

The replacement doors here 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 doors will match the existing positioning, sizing, and some different and similar appearances and characteristics in terms of the number of panes. It will not have any material effect on the external appearance of the property, leaving the character and appearance of the neighbouring buildings and surrounding area preserved.

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: Location Plan, 12235-PR-WR_124-ZZ-DR-A-201, and 12235-PR-WR_124-ZZ-DR-A-401.

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

The external materials to be used for the proposed rear doors shall match in colour,

- 3 size, shape and texture those of the existing building. The colour of the proposed front door shall be either white, red, green, blue, or black.

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.