Officer Report

Application Number:	**HGY/2026/1028**
Application Type:	**Full planning permission**
Address:	Flats A & B, 1 Marden Road, Tottenham, London, N17 6NE
Proposal:	Replacement of the property's existing timber single glazed front door with a new double glazed composite front door.
Case Officer:	Neil McClellan
Valid Date:	10/04/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Replacement of the existing main entrance timber door with a new double-glazed composite door.

Site Description

The subject site is a two storey mid-terraced house that has been converted into two separate flats.

The property is not with a conservation area and is not listed or close to any listed buildings or structures.

Planning and Enforcement History

OLD/1974/0737 – Planning permission granted for the conversion of house into two self-contained flats.

REPRESENTATIONS

No representations have been received in response to notification and publicity of the application.

CONSIDERATIONS

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 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 replacing the property's existing single-glazed timber front door with a new composite double glazed front door. The proposed composite door would be constructed from a combination of materials—typically a timber sub-frame, polyurethane foam core, and a GRP (Glass Reinforced Plastic) skin. Engineered for superior security, thermal efficiency (A-rated), and durability, they offer a low-maintenance, weather-resistant alternative to traditional timber or standard uPVC doors. It would have traditional appearance to compliment the character and appearance of the existing house.

The proposed replacement door is considered acceptable in terms of its design and appearance and to be in-keeping with character of the property and wider streetscene.

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. The proposed replacement door will also improve the security of residents.

Given the minor nature of the proposal, it would not have any material impact on neighbouring residential amenity.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

RECOMMENDATION

GRANT PERMISSION subject to the following condition(s):

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, drawings and documents listed below, other than where those details

are altered pursuant to the conditions of this planning permission.

201 - Existing & Proposed Front Elevation;
401 - Existing and Proposed Front Door; &
Design, Access, Heritage & Planning Statement dated 01/04/2026.

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.