Officer Report

Application Number:	**HGY/2026/1087**
Application Type:	**Full planning permission**
Address:	68 Kitchener Road, Tottenham, London, N17 6DX
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:	Daniel Boama
Valid Date:	17/04/202 6
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 east side of Kitchener 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/1976/0576
Proposal: 14/7/76 Conversion into 2 self-contained flats.
Decision Date: 13 September 1976
Decision: Approve with Conditions

OLD/1974/1040
Proposal: Self-containing two existing flats.
Decision Date: 15 October 1974
Decision: Refuse

The proposed development involves the replacement of the existing timber single-glazed front entrance door and fanlight with new composite double-glazed front entrance door and fanlight at the front elevation.

The replacement composite front door will follow this same position and sizing, but have a slightly different design in terms of the number of glazed and solid panes, whereby it will now exhibit one double glazed obscured pane over two solid panels. The fanlight above will also be double-glazed.

The replacement front door 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 door will match the existing positioning and sizing, but differ slightly in terms of number of panes and colour. 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-KR_68-ZZ-DR-A-201, and 12235-PR-KR_68-ZZ-DR-A-401.

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

3 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: 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.