



Officer Report

Application Number:	HGY/2026/0748
Application Type:	Full planning permission
Address:	231 Sirdar Road, Wood Green, London, N22 6QU
Proposal:	Replacement of the existing timber single-glazed front entrance door with a composite double-glazed front entrance door.
Case Officer:	Eunice Huang
Valid Date:	13/04/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

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

2. Planning assessment

The application site relates to a mid-terrace house and is not located within a conservation area.

The application history in relation to this site is noted:

- OLD/1973/1616
Address: 231, Sirdar Road, N22
Proposal: Conversion into two self-contained flats.
Decision Date: 6 September 1973
Decision: Approve with Conditions

This application is being considered against DPD Policy DM12 'Housing Design and Quality' which seeks to ensure that alterations to existing residential buildings to be of a high, site specific, and sensitive design quality, and to respect the period, architectural characteristics, detailing of original buildings. Equally DPD Policy DM1 'Delivering High Quality Design', which requires development proposals to relate positively to their locality, is a consideration.

This application is seeking consent for the replacement of the existing front timber door with a composite door. The existing front door is composed of five solid panels with a single glazed pane above. A fanlight is located above the door. The proposed door will be composed of four solid panels, with a double glazed half-moon pane above. The fanlight will also be replaced with a double glazing. The replacement door will have an acceptable appearance that complements the host building. Front doors along Sirdar Road exhibit a variety of designs, materials and colours.

There is no consistent character along the street scene. As such, the proposed replacement door will have be acceptable within the street scene.

The replacement door and double glazing 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 considering this application, in particular mindful of Haringey's Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.

Overall, the proposed replacement door will not materially affect the external appearance of this property or character of the area. Nor do such works present any issues in terms of amenity of neighbouring occupiers. For the reasons outlined above, the works here are considered acceptable and in accordance with relevant planning policies.

3. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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 as listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved plans list: Location Plan, Site Plan - TQRQM26103172155687, 12235-PR-SR_231-ZZ-DR-A-PL201-P1, 12235-PR-SR_231-ZZ-DR-A-PL401-P1

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.

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.