

Officer Report

Application Number:	HGY/2026/1027
Application Type:	Householder planning permission
Address:	21 Pembury Road, Tottenham, London, N17 6SR
Proposal:	Replacement of the existing timber single-glazed door and fanlight with new composite double-glazed door and fanlight at the front elevation.
Case Officer:	Mercy Oruwari
Valid Date:	10/04/2026
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Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. consultation

Local representations

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

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

2. Planning assessment

The application site relates to a two storey mid terraced property with a single storey bay window and a recessed entrance area. Each house within the row of terraces is set behind small front gardens that provide a transition between the public highway and the main house. Although there is no formal planning permission the property is divided into 2x self-contained flats. There's no planning history in relation to this site.

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 front door. The main issues with this application are the effect of the development on the character and appearance of the surrounding area and on the living conditions of neighbouring occupiers, as discussed below.

The existing main entrance door is timber with two single glazed obscured panes over two solid panels with a single glazed fixed fanlight above. The proposal includes a new composite front door. It would have one double glazed obscure pane over two solid panels. The single pane fanlight would be replaced with a double glazed obscure pane fixed fanlight. Within this row of terraces several doors have been replaced with various styles and materials. The proposed door would not be out of character on this street. In most cases, in respect of single-family dwellings, the replacement of a front door in a property that is not located within a conservation area, the works can be carried out under 'permitted development' rights, which do not extend to flats.

Therefore, the replacement of the front door is considered acceptable in design terms and in terms of the character and appearance of the surrounding area and pattern of development.

3. CIL Applicable

N/A

4. Recommendation

It is therefore recommended that this application be APPROVED in accordance with 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:

- 12235-PR-DPR_21-ZZ-DR-A-PL401
- Location Plan
- Block 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.