



Officer Report

Application Number:	HGY/2026/1539
Application Type:	Householder planning permission
Address:	27 Broadwater Road, Tottenham, London, N17 6ER
Proposal:	Replacement of existing timber single glazed door with a double glazed composite door and double-glazed fixed fanlight
Case Officer:	Nathan Keyte
Valid Date:	02/06/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

Local representations

The application has been publicised by the way of letters and public notices. One representation has been received in support of the application.

2. Planning assessment

The application history in relation to this site is noted, in particular:

HGY/2018/0856,

Address: 27, Broadwater Road, London, N17 6ER

Proposal: Replacement of the existing single glazed timber windows and front door with like for like double glazed timber windows and a new composite front door.,

Decision Date: 19 April 2018

Decision: Approve with Conditions

OLD/1974/0145,

Address: 27, Broadwater Road, N17

Proposal: Conversion into two 1- bedroom flats.,

Decision Date: 9 January 1974

Decision: Approve with Conditions

The site is a two storey mid terrace building.

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 replacement of the existing timber front door with new uPVC door. The site is not within a conservation area nor is a listed building, and where a number of other properties on the street have varying door designs. From the details submitted it is shown that the proportions will largely match the existing.

Overall, the uPVC door here will not materially affect the external appearance of this property/ building/ character of the area nor do such works present any issues in terms of amenity for 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 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 as listed below except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Approved plans list:

12235-PR-BR_27-ZZ-DR-A-201; 12235-PR-BR_27-ZZ-DR-A-401; Location Plan.

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

Informatives:

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: 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.