



Officer Report

Application Number:	HGY/2026/1162
Application Type:	Full planning permission
Address:	2 Forest Gardens, Tottenham, London, N17 6XA
Proposal:	Replacement of the existing timber single-glazed door and fanlight with a new composite double-glazed door and fanlight at the front elevation.
Case Officer:	Eunice Huang
Valid Date:	29/06/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

Internal and statutory consultation

No consultation responses were received.

Local representations

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

2. Planning assessment

The application site relates to an end terrace house located on the south-eastern side of Forest Gardens. This site is not located within conservation area. However, Bruce Grove Conservation Area abuts the site to the south-west.

The application history in relation to this site is noted:

- OLD/1973/0412
Address: 2, Forest Gardens, N17
Proposal: Conversion into 2 self-contained flats.
Decision Date: 17 December 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 a purple colour, composed of five single glazed panes. The proposed door will have a different design with the panel and glazing arrangements, composed of one double glazed pane. The proposed design will complement the character of the building and the street. Front doors along Forest Gardens exhibit a variety of designs, materials and colours, with no consistent design along the street. As such, the proposed replacement door will be acceptable within the street scene.

The fanlight above the door will also be replaced with double glazing, which would not have an impact on the appearance of the building.

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 impact the external appearance of this property or character of the area. Nor do such works present any issues in terms of amenity for the occupants of the property or 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 and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

- Location Plan
- TQRQM26152084316807
- 12235-PR-FG_02-ZZ-DR-A-PL201 P1
- 12235-PR-FG_02-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.