

Application Number:	HGY/2026/1567
Application Type:	Full planning permission
Address:	15 Pembury Road, Tottenham, London, N17 6SR
Proposal:	Replacement of timber front entrance door and timber rear garden door with composite front entrance door and a uPVC rear garden door.
Case Officer:	Mark Chan
Valid Date:	03/06/2026
Applicant:	6
Agent:	Mr Stephen Rhule Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. CONSULTATION

No objection was received in response to notification and publicity of the application.

One representation was received from Historic England – GLAAS

- On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria.

2. PLANNING ASSESSMENT

Site and Surroundings

The application site is a two-storey, end-terraced property on the southern side of Pembury Road next to the junction with Kenmare Drive. The site is not located within a conservation area nor in the vicinity of a listed building.

Relevant Planning History

The application history in relation to this site is noted.

Proposal

This application is seeking consent for the replacement of the timber front entrance door and timber rear garden door with a composite front entrance door and a uPVC rear garden door. From the details submitted, the size, proportions and means of opening of the new doors would match the existing. Whilst the material of the entrance door would be changed to composite and uPVC, the use of such material is relatively standard in the locality.

Policy Considerations

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.

Design and Appearance

The glazing on the proposed front entrance door would be one double-glazed pane instead of the existing two single glazed panes and the glazing on rear door would change from single to double but the number of panes remain unchanged. The material of the entrance door would also be changed from timber to composite whilst the rear door would change from timber to uPVC. Despite the abovementioned changes, the size, proportions and means of opening of the proposed doors would match the existing. It is also observed that the entrance doors of the properties on this road have different designs and the proposed doors would not be out of keeping with the character and appearance of the locality nor adversely impact the street scene.

Furthermore, the replacement doors would 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 doors would not materially affect the external appearance of this property, 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 in terms of design and amenity consolidation, in 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, as well as according with the relevant policies of the London Plan 2021 and the NPPF.

3. CIL APPLICABLE

N/A – Under 100sqm no new unit.

4. RECOMMENDATION

It is therefore recommended that this application be APPROVED subject to 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 completed in accordance with the approved plans and drawings listed below except where conditions to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for an non-material amendment.

Approved plans and documents list:

12235-PR-PR_15-ZZ-DR-A-201.pdf

LocationPlan.pdf

12235-PR-PR_15-ZZ-DR-A-401.pdf

12235 - DAS - 15 Pembury Road N17 6SR - P1.01.pdf

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

Informatives:

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: 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.