



Officer Report

Application Number:	HGY/2026/2027
Application Type:	Full planning permission
Address:	11 St Loys Road, Tottenham, London, N17 6UB
Proposal:	Replace the existing main entrance door and fanlight the property with new high-quality double-glazed composite replacements.
Case Officer:	Josh Parker
Valid Date:	27/07/2026
Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation

Local Representations

No representations were received from neighbouring occupiers, local groups or other interested parties in response to the notification and publicity of the application.

2. Planning Assessment

The application site comprises a two-storey residential building. The site is not located within a Conservation Area.

The planning history relating to the site has been reviewed and taken into account in the assessment of this application.

The proposal has been assessed against Policy DM12 (Housing Design and Quality) of the Haringey Development Management DPD (2017), which seeks to ensure that alterations to existing residential buildings are of a high-quality, site-specific and sensitive design that respects the architectural character and detailing of the original building. Policy DM1 (Delivering High Quality Design) is also relevant and requires development proposals to respond positively to their locality and surroundings.

The application seeks to replace the existing main entrance door and fanlight to the property with new high-quality double-glazed composite replacements.

The existing main entrance is recessed within the front façade and comprises a timber door with no glazing and a single-glazed fixed fanlight. Owing to its age and deterioration over time, the existing door is in poor condition and performs poorly in thermal terms, resulting in significant heat loss.

The proposed replacement door and fanlight would closely reflect the appearance of the existing entrance arrangement while delivering improved thermal performance and energy efficiency. Given

the modest nature of the works, the proposal would preserve the appearance of the host building and would not detract from the character of the surrounding area.

The proposal would not result in any adverse impacts on the residential amenity of neighbouring occupiers. It represents a modest enhancement to the existing building fabric, improving both the thermal efficiency and overall appearance of the property without introducing any features capable of causing material harm.

Accordingly, the development is considered to accord with Policies DM1 and DM12 of the Haringey Development Management DPD (2017) and is therefore acceptable.

3. Recommendation

It is therefore recommended that this application be **APPROVED** subject to 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Approved Plans:

12235-PR-SLR_11-ZZ-DR-A-PL401, 12235-PR-SLR_11-ZZ-DR-A-PL201, Location 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.