

Officer Report

Application Number:	HGY/2026/2237
Application Type:	Householder planning permission
Address:	90 Fairview Road, Tottenham, London, N15 6TP
Proposal:	Replacement of existing timber front entrance door with a double-glazed composite door and replacement of existing single-glazed fanlight with a double-glazed fanlight.
Case Officer:	Ciara Ward
Valid Date:	14/08/2026
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Applicant:	Mr Stephen Rhule
Agent:	Mr David Mugliston

RECOMMENDATION

Approve with Conditions

1. Consultation Responses

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

2. Planning assessment

The application site relates to a two-storey end-of-terrace house which has been converted into two self-contained flats. It is not located within a conservation area and does not fall within the curtilage of a listed building.

The relevant application history in relation to this site is noted below:

HGY/2022/0694 - Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations, finished in white to match the existing windows. Replacement of front entrance door. Replacement of any rear/side doors with new uPVC doors - Approved 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 timber front entrance door and single-glazed fixed fanlight with a double-glazed composite door and double-glazed fixed fanlight. The proposed replacement door would retain the existing scale, proportions and means of opening. Whilst the design of the proposed front entrance door would differ from the existing, it is noted that there is a variety of front entrance door styles and designs along Fairview Road. As such, the proposed design alteration would not result in harm to the character and appearance of the area.

While the existing timber door would be replaced with a composite door, the use of such a material is widely evident along Fairview Road and the wider local area. In most cases, in respect of single-family dwellings, the installation of modern materials such as composite can often be carried out under 'permitted development rights', rights which do not extend to flats.

The replacement front entrance door and fanlight will also 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 of the existing timber front entrance door and fixed fanlight with double glazed composite units would not materially affect the external appearance of this property and 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 listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:
Block Plan

Location Plan

12235-PR-FR_90-ZZ-DR-A-PL401: Existing/proposed door elevations

12235-PR-FR_90-ZZ-DR-A-PL201: Existing and Proposed Elevations

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.