LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 08/12/2014

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2014/3332 **Ward:** Muswell Hill

Date received: 18/11/2014

Last amended date: NA

Drawing number of plans: AA(31)8110 C, AA(31)3002 A, AA(31)8003 A, 20858 SK 052 A, Curtain wall details, Balustrade details, Security doors, rainwater goods.

Address: 107-143 Muswell Hill Road N10 3HS

Proposal: Approval of details pursuant to condition 3 (materials) and 13 e. (doors windows and rainwater goods) attached to planning permission HGY/2013/1169 and Condition 3 e. (doors windows and rainwater goods) of HGY/2013/1170

Applicant: Hendersons UK property Unit Trust

Officer contact: Robbie McNaugher

2. APPROVED DEVELOPMENT

Erection of rear and side extensions to create additional retail floorspace and provision of eight residential units within a rear extension and a single storey roof extension at third floor level. Construction of new freestanding lift and stair core to rear, creation of new internal lift shaft. Public realm works including closure of existing car park entrance, slip road and short term parking, and creation of two way road access to car park from Fortis Green and hard landscaping of existing site frontage.

3. CONSULTATION RESPONSE

LBH Conservation Officer- no objections

4. ANALYSIS/ASSESSMENT

Condition 3 reads:

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity. In particular the applicant shall submit to the Council for approval samples of the materials intended for use to replaced any faiences damaged on site.
Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Conditions 13 and 3 read:

A detailed and itemised schedule of works, methodology statement, detailed plans and drawings as appropriate in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun.
a. repair, reinstatement and any additional works affecting the fabric of the listed building such as structural investigations
b. Detail of the proposed structural investigations to verify the loading capacity of the building and any concealed damage to the structure
c. Further details of how the new structure would be integrated with the existing structure
d. Details regarding the alterations to the existing structure to accommodate the new lift and stair cores and removal of the rear mezzanine floor level area
e. All doors, windows and rainwater goods (which shall be a high quality metal)
f. Details of all repair works, including concrete repairs, brick and mortar repairs, faience repairs
g. Details of all decorative profiles on walls, ceiling surfaces, handrails, floor finishes, doors and fanlights as applicable
h. Location and finish of all mechanical ventilation, louvers, and communal satellite
i. Further details regarding levelling of internal floor heights and related works to flats 131, 133, 141 and 143 including bricking up of existing windows and installation of the 'sunpipe' system.
The development shall be implemented in accordance with the approved details or samples of materials.

This condition has already been discharged in part: part e. replacement windows only

Pursuant to these conditions the applicant has provided:

Plans showing:
The timber louvers details
Louvre elevations
The external gates
The coping details

Brochures showing:

Curtain wall details
Balustrade details
Security doors
Rainwater goods (Guardian Square in RAL 7015)

Samples of the following:

Paving materials
Windows
Glazing
Zinc cladding

The Conservation Officer has confirmed that these are acceptable. Therefore the information provided is considered to comply with the above conditions.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Applicant's drawing No.(s) AA(31)8110 C, AA(31)3002 A, AA(31)8003 A, 20858 SK 052 A, Curtain wall details, Balustrade details, Security doors, rainwater goods.

For the following reason:

The details relating to condition 3 and 13 e. attached to planning permission HGY/2013/1169 and Condition 3 e. attached to planning reference HGY/2013/1170 and as set out in the accompanying samples are satisfactory for the purpose of discharging this condition in part.