LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1091 **Ward:**

Date received: 08/04/2015

Last amended date: 29/05/2015

Drawing number of plans: LU-1403D/112 & LU-1403D/113/A

Address: 20 Avenue Road N15 5JH

Proposal: Approval of details pursuant to condition 5 (boundary fence) attached to planning permission HGY/2013/2330

Applicant: Mr Christopher KozlelekTagmarsh Ltd

Officer contact: Samuel Uff

2. APPROVED DEVELOPMENT

Change of use from 11 self contained studio to create five self contained flats consisting of 3 x 2 bedroom flats and 2 x 1 bedroom units to include light wells to the rear and side and rear/side 6.7m ground / first floor extension.

3. CONSULTATION RESPONSE

N/a

4. ANALYSIS/ASSESSMENT

Condition 5 reads:

Notwithstanding the plans hereby approved, the applicant should provide details of a boundary fence on the terrace to the side of the ground floor flats to separate the amenity space between flats 1 and 2 to be submitted to and approved by the Local Planning Authority prior to the commencement of development and thereafter retained unless otherwise agreed in writing.
Reason: In order to protect the amenity of future occupiers

Pursuant to condition 5 the applicant has provided

- *Elevation plan*
- *Site plan*

The purpose of the planning condition was to avoid conflict between the two ground floor units and ensure that the garden areas were divided in a manner that meant the area in front of the windows was associated with that flat. The amended plans as detailed below

satisfy this requirement by having the fence located just after the bedroom window of the front flat.

The fence height and design are that of a conventional boundary treatment and are considered acceptable in this instance.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Applicant's drawing No.(s)

LU-1403D/112 & LU-1403D/113/A

For the following reason:

The details relating to condition 5 attached to planning reference HGY/2013/2330 and as set out in the accompanying plans are satisfactory for the purpose of discharging this condition.