LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/1090 **Ward:** St Anns

Date received: 08/04/2015

Last amended date: 29/05/2015

Drawing number of plans: LU-1403D/112

Address: 20 Avenue Road N15 5JH

Proposal: Approval of details pursuant to condition 4 (details of the windows on the rear ground floor flats) attached to planning permission HGY/2013/2330

Applicant: Mr Christopher Kozlelek Tagmarsh Ltd

Officer contact: Samuel Uff

2. APPROVED PERMISSION:

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 floor extension.

3. CONSULTATION RESPONSE

N/a

4. ANALYSIS

Relevant Condition:

4. Notwithstanding the permission hereby granted, details of the windows on the rear ground floor flats shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of development.
Reason: In order to protect the amenity of future occupiers and provide for quality accommodation.

The ground floor rear elevation was shown as small windows in the rear elevation and standard glazing in the east elevation. These have been amended to have large patio doors in the rear elevation and obscure (smoked) glazing in the east elevation. This is considered to meet the requirement of the condition.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Applicant's drawing No.(s)

LU-1403D/112

For the following reason:

The details relating to condition 4 (window detail) attached to planning reference HGY/2013/2330 and as set out in the accompanying plans and report are satisfactory for the purpose of discharging this condition.