LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/2382 **Ward:** St Anns

Date received: 14/08/2015

Last amended date: 09/10/2015

Drawing number of plans: D01 and D03

Address: 409 St Anns Road N15 3JL

Proposal: Approval of details pursuant to condition 4 (external materials) attached to planning permission HGY/2014/1621

Applicant: Wheel Mosborough Ltd

Officer contact: Samuel Uff

2. APPROVED DEVELOPMENT

Change of use at ground floor level from A1 (retail) to C3 (residential); proposed roof extension with a front and rear mansard roof; demolition of garage to utilise as amenity space for use of property as a three bedroom house.

3. CONSULTATION RESPONSE

None required.

4. ANALYSIS/ASSESSMENT

Condition 4 reads:

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.

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.

*It is noted that condition 3 stated that the materials needed to match and there is nothing in the report to suggest that the design should deviate from this.

Pursuant to condition 4 the applicant has provided the following details:

- Natural Welsh slate

- Reused yellowstock brick
- Red brick detailing to match existing
- Code 4 lead cladding for dormers
- Timber framed windows

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Applicant's drawing No.(s) D01 and D03

For the following reason:

The details relating to condition 4 attached to planning reference HGY/2014/1621 and as set out in the accompanying samples/plans/report are satisfactory for the purpose of discharging this condition.

INFORMATIVE: The details as submitted are:

" Natural Welsh slate
" Reused yellowstock brick
" Red brick detailing to match existing
" Code 4 lead cladding for dormers
" Timber framed windows