LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/3343 **Ward:** Tottenham Green

Date received: 09/11/2015

Last amended date: 04/01/2016

Drawing number of plans:

- Brick type sample – Ibstock – Aston Red Sandfaced
- Typical powder coated Aluminum panel sample
- Cast stone – Forticrete – Portland sample
- Alucobond - Cladding Colour brochure
- Drawing no. 826/18 Rev B

Address: 332-334 High Road N15 4BN

Proposal: Approval of details pursuant to conditions 3 (materials) attached to planning permission HGY/2014/1105

Applicant: MrRobert Fletcher

Officer contact: Valerie Okeiyi

2. APPROVED DEVELOPMENT

Demolition of existing two storey building and redevelopment of site to provide a six storey block comprising of 2no. commercial units (Use Class A1/A2/B1) to the ground floor and 9no. self contained flats (Use Class C3) to the upper levels.

3. CONSULTATION RESPONSE

N/A

4. ANALYSIS/ASSESSMENT

Condition 3 (materials) reads:

Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. Details of internal roller shutters shall be of the open brick grill variety. The development shall thereafter be
implemented in accordance with the approved samples.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

Pursuant to condition 3 (materials) the applicant has provided the following details;

- Brick type sample – Ibstock – Aston Red Sandfaced
- Typical powder coated Aluminum panel sample
- Cast stone – Forticrete – Portland sample
- Alucobond - Cladding Colour brochure
- Drawing no. 826/18 Rev B

The LPA have no objection to the details submitted.

The details submitted are satisfactory to discharge condition 3 (materials)

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Applicant's drawing No.(s)

- Brick type sample – Ibstock – Aston Red Sandfaced
- Typical powder coated Aluminum panel sample
- Cast stone – Forticrete – Portland sample
- Alucobond - Cladding Colour brochure
- Drawing no. 826/18 Rev B

For the following reason:

The details relating to condition 3 (materials) attached to planning reference HGY/2014/1105 and as set out in the accompanying samples/brochure and plans are satisfactory for the purpose of discharging this condition.