LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2185 **Ward:** West Green

Date received: 07/07/2016

Last amended date: -

Drawing number of plans: 1002_001a, Ibstock Priory Weathered Red Brick; Ibstock Atlas Smooth Blue Brick; Velfac 200 Series Aluminium and Timer Windows; Powder Coated Aluminium.

Address: 270-274 West Green Road N15 3QR

Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission (reference: HGY/2016/1309)

Applicant: Mr Edward Heyworth IDM North London Limited

Ownership: Private

Officer contact: Neil Collins

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

Demolition of the existing two storey building with D1 use on the ground floor and residential use (C3) on the upper floor and erection of part three, part four storey building to provide A1 and D1 uses on the ground floor with ancillary office space and 9 residential units on the upper floors (6 x 2 bed and 3 x 3 bed flats) and associated works.

Site and Surroundings

The site is located on the northern side of West Green Road and is 760sqm in size and is irregular in shape with a dog leg to the rear of the site. This rear portion has vehicular access from Ashley's Alley. The current building occupies 60% of the site and consists of two storeys. The building is currently vacant. The ground floor was previously used as use class D1 medical centre and the first floor used as a 2 bedroom flat.

There are no listed buildings on site and the site is not located in a conservation area.

The site abuts the Park View Academy, sports centre and West Green Learning Centre to the rear. Adjoining to the sides are ground floor commercial units, a small hotel, with some residential uses at upper levels.

Relevant Planning and Enforcement history

HGY/2015/0600 - GTD 20-04-15 - Approval of details pursuant to Condition 3 (external materials) attached to planning permission HGY/2014/3175

HGY/2016/1309 GTD - 17-06-16 - Variation of condition 2 (Approved Plans) attached to planning permission HGY/2014/1727

CONSULTATION

None

ANALYSIS/ASSESSMENT

Condition 3 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."

The submitted palette of materials are considered to be acceptable with the proposed red facing brick considered to provide sufficient variation in colour to create visual interest and also complement the appearance of the surrounding townscape. The other materials are considered to be acceptable quality and appearance. It is noted that this condition relates to a new planning permission made as a result of a Section 73 variation of condition to amend the approved scheme. Condition 3 is a repeat of the same condition attached to the previous permission and has already been discharged.

The information submitted is considered to be sufficient to discharge Condition 3 of planning permission HGY/2016/1309.

8. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2016/2185

Applicant's drawing No.(s) 1002_001a

Subject to the following condition(s)/For the following reason(s)