LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0677 **Ward:** Muswell Hill

Date received: 03/03/2016

Drawing number of plans:

Address: 3 The Court Cascade Avenue N10 3PS

Proposal: Approval of details pursuant to condition 3 (external materials) attached to planning reference HGY/2015/0713

Applicant: Mr & Mrs Stevens

Officer contact: Sarah Madondo

2. APPROVED DEVELOPMENT

Replacement of existing rear single-storey extension to part width of plot with new single storey extension to full width of plot; and replacement of existing small rooflight to rear pitch of main roof with new larger rooflight

3. CONSULTATION RESPONSE

Comments from Conservation Officer

The condition relates to a proposal for the demolition and replacement of a rear extension to a house within the Rookfield conservation area which is subject to an Article 4 Direction. It stipulates that external materials shall match the in colour, size, shape and texture, those of the existing building.

Assessment of significance: Rookfield Estate contains a variety of exceptional Arts & Crafts influenced houses set in a semi-rural Garden Suburb setting. The estate is one of the finest and best preserved examples of its type in London. Insensitive alterations to houses such as the use of inappropriate materials could cause significant harm to the area's special character.

The Article 4 direction restricting permitted development rights within the area is designed to guard against such harm.

Comments: I have inspected samples of both the brick and the clay roof tile to be used in this development and can confirm that they reflect the proposals set out in the original design statement and are a good match for the materials of the original building. They will complement existing buildings and will not cause harm to the character and appearance of the conservation area.

4. ANALYSIS/ASSESSMENT

Condition 3 reads:

The external materials to be used for the proposed development shall match in colour, size, shape and texture those of the existing building.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

Pursuant to condition 3 the applicant has provided:

Sample material
20/20 red clay tiles

The samples of both the brick and the clay roof tile to be used in this development and have been inspected and it is considered that they reflect the proposals set out in the original design statement and are a good match for the materials of the original building. These materials are considered acceptable for this new extension, and are sufficient to discharge the condition.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Applicant's drawing No.(s)

For the following reason:

The details relating to condition 3 attached to planning reference HGY/2015/0713 and as set out in the accompanying samples satisfactory for the purpose of discharging this condition.