

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2481

Ward: Tottenham Green

Date received: 22/9/2022

Drawing number of plans: WAT-DAR-LC-XX-DR-A-0120/P5, 0121/C2, WAT—DAR-WC-00-DR-A-0110/P5, 01-DR-A-0111/P3, 02-DR-A-0112/P3, 03-DR-A-0113/P3, WC-XX-DR-A-0114/P6, 0115/P5, 0116/P7, WAT-DAR-XX-XX-DAR-A-0100/P2, 0101/P1, 0400/C1, 0401/C1, 0500/P6, 0501/P4, 0502/P3, 0503/P3, 0504/P2, Delta Architects cover letter ref. PC3 dated 28/10/22, Materials Statement rev P3 by Delta Architects, Façade materials Schedule rev. P2.

Address: Land at Watts Close, N15 5DW

Proposal: Approval of details pursuant to condition 3 (Materials and elevations) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

Applicant: Delta Architects (agent)

Officer contact: Tania Skelli

2. APPROVED DEVELOPMENT

HGY/2022/0035 granted 9/6/2022 - Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings

3. CONSULTATION RESPONSE

LBH Design - Support

4. ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to the commencement of buildings works above ground, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

a) Detailed elevational treatment;

b) Detailing of roof and parapet treatment;

c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;

d) Details of entrances and porches which shall include a recess of at least 115mm;

e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;

f) Details of balustrading;

g) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;

h) Details of cycle, refuse enclosures and plant room; and

i) Any other external materials to be used.

Shall be submitted to and approved in writing by the Local Planning Authority together with a full schedule of the exact product references for all materials.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

Pursuant to condition 3 the applicant has provided details of the proposed materials in a statement and a schedule for all items including balconies, fencing, windows, balustrades, cills and play equipment. The submission includes details elevations. The proposed materials and details elevations are considered acceptable. Accordingly, the condition is recommended to be discharged.

Outstanding conditions include:

4 (Energy), 5 (Overheating), 9 (Unexpected contamination), 12 (Drainage), 14 (SBD), 15 (Cycle storage), 16 (refuse storage), 18 (EVCP), 19 (Servicing).

Conditions 4(a), 7 (Biodiversity), 8, 10 and 11 (Drainage), are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION