

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2643

Ward:

Date received: 20/09/2022

Last amended date: N/A

Drawing number of plans: P137-SJAM-A-SC-1776 (Materials Schedule), P137-SJAM-A-DR-1210 T1 (Refuse Collection Strategy), P137-SJAM-A-DR-2001 T1 (Developers Ground Floor Plan).

Address: 21-23 High Road N22 6BH

Proposal: Submission of details pursuant to condition 3 (external materials), condition 4 (refuse management) and condition 6 (cycle parking) pursuant to of planning permission HGY/2020/2825 for the conversion of the building's upper floors and part of its ground floor from retail and ancillary retail space (Class E) to residential (C3) to create 7 no. apartments in conjunction with the erection of a roof extension.

Applicant: Alim Janmohammet Sherrygold 1 Ltd

Officer contact: Neil McClellan

2. APPROVED DEVELOPMENT

Conversion of the upper floors and part of ground floor from retail and ancillary retail space (Class E) to residential (C3) to create 7 no. apartments in conjunction with the erection of a roof extension.

3. CONSULTATION RESPONSE

- LBH Refuse Collection: No objection to proposed arrangements.
- LBH Transportation: No objection received.

4. ANALYSIS/ASSESSMENT

Condition 3 reads:

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types, balustrade detail, shopfront details and a roofing material sample combined with a schedule of the exact product references.

Pursuant to condition 3 the applicant has provided a materials schedule specifying the following external materials to be used on the development:

- Exterior walls of mansard extension: Terracotta vertical seam metal cladding.
- Windows: The replacement (of all existing) windows and the windows to the new mansard level will have powdered coated aluminium frames in a bronze/copper colour with double glazing.
- Communal entrance door: Powder coated glazed steel door in a bronze/copper colour.
- Rear ground floor extension roof and third floor roof (top of mansard) (not accessible except for maintenance): Sea washed pebbles.
- Accessible terrace surfaces: Composite or aluminium decking.
- Guard rails: Glass and metal grad screens. Metal elements in a bronze/copper colour.
- Coping to rear parapet: Bronze/copper metal coping.
- Rainwater goods: Powder coated aluminium in a bronze/copper colour.

The submitted materials are considered acceptable.

Condition 4 reads:

Prior to the commencement of development hereby approved confirmation of a residential and commercial refuse management agreement / refuse management plan shall be submitted to and approved by the Local Planning Authority. Such a scheme as approved shall be implemented prior to first occupation and permanently retained thereafter.

Pursuant to condition 4 the applicant has stated that the development will make use of the Council's daily refuse bag collection service that it runs along the High Road. This is along established arrangement and while not ideal is considered the only practical solution currently available to meet the waste management requirements of small-scale residential development and conversions in or above existing buildings along the High Road with no or inadequate vehicle access to the rear.

On this basis the proposed arrangements are considered acceptable.

Condition 6 reads:

Prior to the first occupation of the flats hereby approved details of the secure cycle facilities for 11 x bicycles shall be submitted to and approved in writing by the Local Planning Authority. Such spaces shall be retained thereafter for this use only.

Pursuant to condition 3 the applicant has provided plans showing a secure room located within the ground floor of the building with space for 12 bicycles to be securely stored on 'Josta' wall mounted bike racks with security bars.

The submitted arrangements are considered acceptable.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION.