

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2412

Ward:

Date received: 09/09/2022

Last amended date: n/a

Drawing number of plans: Covering letter prepared by Galliford Try dated 08.08.2022; Application form; TH-ARE-01-001-A-3673-20-0301; TH-ARE-01-001-A-3673-20-0303; SS-15 – Perforated Panel – Sample Sheet; TH-ARE-01-001-X-WP0230-21-0380 – North Elevation Gridline X (Right); TH-ARE-01-001-X-WP0230-21-0381 – West Elevation Gridline 1; TH-ARE-01-001-X-WP0230-21-0382 – North Elevation Gridline R (left); TH-ARE-01-001-X-WP0230-21-0705 – West Elevation Vertical Section 1; TH-ARE-01-001-X-WP0230-21-0706 – West Elevation Vertical Section 2

Address: Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17

Proposal: Application for the part approval of details pursuant to condition E1 (Material Samples) in relation to Plot E (Ashley Road East site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

Applicant: Galliford Try Building

Officer contact: Martin Cowie

2. APPROVED DEVELOPMENT

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019. Planning Ref: HGY/2018/2223.

3. CONSULTATION RESPONSE

LBH Urban Design:

- Thank you for asking for my comments on the above application for discharge of condition requiring details, specifically in relation to the proposed small areas of metal cladding at mezzanine levels to the north and west elevations of Plot E. The proposed details for this appear to be robust and sound, capable of contributing to

achieving the high quality, durable appearance and finish hoped for – email dated 25.11.2022.

4. ANALYSIS/ASSESSMENT

Condition E1 reads:

E1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot E, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot E, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall 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. The development shall be constructed of the approved materials and maintained thereafter.

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 E1, the applicant has provided details relating to the use of Aluminium Perforated Screen on the building. The perforated screen is to be installed on the North elevations to screen the plant room louvres behind. It is also to be installed above the front entrance-glazing zone. The aluminium-perforated screen is fully powder coated to match the surrounding curtain wall screens.

The proposed details have been reviewed by LBH Urban Design and Planning officers and are considered acceptable.

5. RECOMMENDATION

GRANT PART DISCHARGE CONDITION