

Officer's Report

Application Number	HGY/2022/2685
Type	Approval of details reserved by a condition
Location	Hillside, 74, Crouch End Hill, London, N8 8DN
Proposal	Approval of details pursuant to conditions 3 (Materials) and 4 (Construction Method Statement) attached to planning permission HGY/2021/1971.
Case Officer	Oskar Gregersen
Valid Date	06/10/2022
Applicant	Vera Road Limited
Agent	Vera Road Limited

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Erection of a rear extension to the existing building to create 1 x 1 bedroom, 2 person occupancy flat with associated roof terrace. LPA ref: HGY/2022/0979

3. CONSULTATION RESPONSE

Haringey transport team were consulted on the application with the following response received 09/11/22:

‘Condition 4 – this is acceptable to discharge.

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 and a roofing material sample combined with a schedule of the exact product references.

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 consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

A sample of materials has been submitted, showing the use of an appropriate brick slip for the façade, with a light slate colour GRP flat roof. The details of the windows and doors

show that they would be finished in white frame PVC to match the existing. Balcony materials are deemed as appropriate for the development.

The provided information is sufficient to allow the LPA to discharge Condition 3.

Condition 4 reads:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management).

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Pursuant to Condition 4 the applicant has provided plans showing the requisite information to satisfy the condition.

5. RECOMMENDATION

GRANT DISCHARGE CONDITIONS