

Officer's Report

Application Number	HGY/2022/2612
Type	Approval of details reserved by a condition
Location	Land off Brook Road and, Mayes Road, London, N22
Proposal	Approval of details reserved by a condition 14 (Site Levels) of planning permission HG/2017/2886 for the demolition of existing building and erection of a 6-9 storey mixed use building
Case Officer	Samuel Uff
Valid Date	08/09/2022
Applicant	Austringer Capital Ltd
Agent	Elisabeth Lucas

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HG/2017/2886 Demolition of existing building and erection of a 6-9 storey building providing 161 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail / office unit (Use Classes A1-A4 and B1), plus associated infrastructure and landscaping works GTD 22/02/2021 (2 year permission)

3. CONSULTATION RESPONSE

None required.

4. ANALYSIS/ASSESSMENT

Condition 14 reads:

14. Confirmation of site levels

Prior to the commencement of the relevant phase of development (except demolition works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respect the amenity and proportions of the site.

Pursuant to condition 14 the applicant has provided details confirming site levels, which reflect those of the current site. As such there is no issue with site levels in line with those considered in the approved drawings.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

