

Officer's Report

Application Number HGY/2022/3355
Type Approval of details reserved by a condition
Location 22, Holmesdale Road, London, N6 5TQ
Proposal Approval of details pursuant to conditions 4 (Iron Railings) attached to planning permission ref: HGY/2021/2697.
Case Officer Mark Chan
Valid Date 16/09/2022
Applicant Mr Roland Cade
Agent Mr Anton Ambrose

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2697 – Removal of existing external stair from front lightwell to ground floor level to create space for ground floor bin storage, lowering of floor area of existing under-pavement vault to create small storage area and erection of corridor link to the main dwelling to create utility room, erection of single storey lower ground floor rear extension and rear dormer, re-location of existing front rooflight, replacement timber sash windows to rear elevation. Granted permission 30/11/2021.

2. ANALYSIS/ASSESSMENT

Condition 4 reads:

Notwithstanding the plans and information otherwise hereby approved, prior to the commencement of works on site, further details of the design and detailing of the proposed replacement front iron railings, including elevations at scale 1:20, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and to preserve or enhance the character and appearance of Highgate Conservation Area, consistent with Policies HC1 and D3 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Pursuant to condition 4 the applicant has provided the information described below in respect of the above referenced conditions:

- Location Plan
- Bin Store Assembly – Drawing No. A-341-HLM-ASS-401 (Scale 1:20@A1)

The submitted drawing is of the correct scale and shows that the existing railings would be cleaned and re-painted in black and new metal railings would be of similar design and height

and painted black to match the existing. As such, the submitted details are hereby approved in respect of Condition 4.

3. RECOMMENDATION

GRANT DISCHARGE CONDITION