

Officer's Report

Application Number	HGY/2022/3945
Type	Approval of details reserved by a condition
Location	Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London N17
Proposal	Application for the approval of details pursuant to Condition A1 (Materials Samples) relating to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. Approval is sought for the proposed curtain wall system, louvres, pre-cast concrete and balconies.
Case Officer	Martin Cowie
Valid Date	01/11/2022
Applicant	Please refer to Company name
Agent	Matthew Eyre

RECOMMENDATION

Approve

Proposal - Application for the approval of details pursuant to Condition A1 (Materials Samples) relating to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019. Approval is sought for the proposed curtain wall system, louvres, pre-cast concrete and balconies.

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.

CONSULTATION RESPONSE

LBH Urban Design:

Looking through the four-part document provided with this application, I cannot see any materials samples for which I don't think I have previously approved, but if there are any, I can assure you that I consider them to all be of excellent design, appearance and durability, suitable for approval - email dated 19.12. 2022.

ANALYSIS/ASSESSMENT

Condition A1 reads:

Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot A, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot A, 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

Two previous applications have been approved to partially discharge the requirements of condition A1 in November 2021 (ref: HGY/2021/2610) and in April 2022 (ref: HGY/2022/0275).

Approval is now sought for the proposed curtain wall system, louvres, pre-cast concrete and balconies to fully discharge condition A1. A schedule of approved and proposed details is provided with the submission.

LBH Urban Design and Planning Officers have reviewed the proposed materials and consider them to be acceptable.

On this basis the details submitted are satisfactory for the purposes of discharging the condition.

RECOMMENDATION

GRANT DISCHARGE CONDITION