

# Officer's Report

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|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/0286</b>                                                                                                                                                                                                                                                      |
| <b>Type</b>               | <b>Approval of details reserved by a condition</b>                                                                                                                                                                                                                        |
| <b>Location</b>           | 3 Vale Terrace, Tottenham, London, N4 1LX                                                                                                                                                                                                                                 |
| <b>Proposal</b>           | Approval of details reserved by a condition 3 (facing materials); condition 4 (d location of secure and covered cycle parking facilities) and condition 5 (provision of refuse and waste storage and recycling facilities) attached to planning permission HGY/2022/0754. |
| <b>Case Officer</b>       | Kwaku Bossman-Gyamera                                                                                                                                                                                                                                                     |
| <b>Valid Date</b>         | 27/01/2023                                                                                                                                                                                                                                                                |
| <b>Applicant</b>          | Mr Ahir                                                                                                                                                                                                                                                                   |
| <b>Agent</b>              | Mr RAHUL TAHEEM                                                                                                                                                                                                                                                           |

## **RECOMMENDATION**

**Approve**

### **APPROVED DEVELOPMENT**

Roof extension to create 2no self-contained flats

### **CONSULTATION RESPONSE**

LBH (Highways): No objection.

### **ANALYSIS/ASSESSMENT**

Condition 3 (Samples of External Materials), reads:

*Details design drawing and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work of the relevant phase commencing on site. The details and samples shall include:*

- a) Facing Brickwork(s); sample panels of proposed brickwork to be used showing the colour;*
- b) texture, pointing and perforated brickwork shall be provided;*
- c) window reveals (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all new external windows and doors at a scale of 1:10 and a minimum depth of 115mm);*
- d) Roof capping;*
- e) Doors; entrances/screens and balustrades;*
- f) Window treatment;*
- g) Roofing materials;*
- h) Down pipes, rainwater pipes or foul pipes; and*
- i) Any other external materials to be used. The development shall be carried out in accordance with the approved details.*

*Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the samples submitted and to ensure*

*a satisfactory standard of design in the interests of visual amenity, consistent with London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.*

Pursuant to condition 3 the applicant has provided samples/details of external materials surfaces.

- Solar PV panels by specialist to the flat roof,
- Grey colour flat roof, fibre glass or similar,
- Natural finish concrete coping stone to cap parapet wall;
- Dark grey colour fascia, and soffit board, with grey gutter and downpipes including soil pipes,
- Light grey colour render finish to roof extension proposal,
- UPVC sealed double glazed windows to match existing,
- UPVC sealed double glazed door to match existing,
- Facing brick work to match existing building including mortar,
- Black colour metal railings,
- Obscure glazed privacy screen

Overall, the combination of render finish and the associated materials including the window details for the extension are considered acceptable and respectful of the character of the area and locality. External materials are satisfactory in relation to character of the street and adjoining properties, which retains the architectural integrity of the locality. The resulting effect create a contextual and contemporary design that will contribute positively to the character of the area and street scene and in accordance with Council's Policies DM1 and DM12 of adopted Development Management DPD.

The submitted details are satisfactory and as such, the above condition can be discharged.

Condition 4 ( Secure and covered cycle), read:

*No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.*

*Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.*

Pursuant to condition 4 the applicant has provided details including plans for the location of the secure cycling spaces. The Council's Highways officer is satisfied with the measures proposed and as such the conditions can be discharged.

Condition 5 (Refuse and waste storage), read:

*No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.*

*Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.*

Pursuant to condition 5 the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within the undercroft to the front area of building fronting Vale Terrace for easy collection access. The number of Wheelie bins is considered appropriate for the development. The design and position of the storage bins are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

## **RECOMMENDATION**

GRANT DISCHARGE CONDITION