

Officer's Report

Application Number	HGY/2023/0476
Type	Approval of details reserved by a condition
Location	Roeder House, Vale Road, Tottenham, London, N4 1QE
Proposal	Approval of details reserved by a condition 3 (materials) of HGY/2020/0001 for "First and second floor extensions for use as self-contained office (B1 use class) accommodation; partial demolition of the northern corner of the building; reconfiguration of parking layout; and insertion of first and second floor side windows"
Case Officer	Samuel Uff
Valid Date	14/03/2023
Applicant	Mr Shalom Schwartz
Agent	Mr David Gouldstone

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2020/0001 First and second floor extensions for use as self-contained office (B1 use class) accommodation; partial demolition of the northern corner of the building; reconfiguration of parking layout; and insertion of first and second floor side windows

CONSULTATION RESPONSE

None required

ANALYSIS/ASSESSMENT

Condition 3 reads:

Notwithstanding the approved drawings, detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun, and the works shall not be carried out other than in accordance with the details so approved.

"" Full details of material palette;

"" Cross section and plans through typical windows and other architectural detail at a scale of 1:5;

"" Cross section and elevation details of the roof parapet and junction with the existing building fabric at a scale of 1:5.

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 7.6 of the London Plan 2016, 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 details of the cladding, bricks and window design and shown in context of elevation. The zinc cladding was proposed as brown but has been

amended to slate grey, which will add more contrast between roof and brickwork. The brick and window detail will appear similar to the original building. the reference to windows and parapet are considered to be sufficient, even though these are less detailed than was expected.

RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

- **INFORMATIVE: Zinc Cladding**
Notwithstanding the annotation on drawings 300_P01 and 301/P01 the zinc cladding shall be in grey colour, as stated in the other drawings hereby approved.