

Officer's Report

Application Number	HGY/2023/0382
Type	Approval of details reserved by a condition
Location	92 Cromwell Avenue, Hornsey, London, N6 5HQ
Proposal	Approval of details reserved by condition 4 (Brickwork) attached to planning permission HGY/2022/1168.
Case Officer	James Mead
Valid Date	08/02/2023
Applicant	Mr Stephen Crocombe
Agent	Ms Violeta Plitnikaite

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

- HGY/2022/1168: Erection of single storey rear extension, incorporation of green roof at rear, addition of new rooflight at rear, installation of pv panels on front roof slope, alterations to fenestration at rear and replacement of windows with the new timber windows throughout. Reconfiguration of front garden to include: installation of railings/handrails, creation of refuse store, insertion of gate and addition of new paving.

2. CONSULTATION RESPONSES

- No responses received.

3. ANALYSIS/ASSESSMENT

3.1 Condition 4 of HGY/2022/1168 reads:

- Samples or specifications of the brickwork to be used for the walls at the front of the site shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels and brick types, combined with a schedule of the exact product references.

3.2 This condition requires details of the proposed brickwork to be used for walls at the front of the site to be submitted to the Local Planning Authority. It is important to note that the wall along the front boundary of the site, adjacent to the footway is being retained. Therefore, the proposed brickwork would not be used for the front boundary wall. Instead, the proposed brickwork would be utilised for the extended/new walls that sit further into the site.

3.3 The submission outlines an intention to use a red brick referred to as 'Swanage Handmade Restoration Red'. The submitted details demonstrate that this brick would be of satisfactory quality for use in this Conservation Area location. Therefore, the use of this brickwork for the extended/new walls in the front garden would not harm the character and appearance of the site, the street scene or the Conservation Area. As such, the proposed brickwork is considered acceptable and discharge of condition 4 of HGY/2022/1168 is recommended.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION.