

Officer's Report

Application Number	HGY/2022/4114
Type	Approval of details reserved by a condition
Location	46, Blythwood Road, Hornsey, London, N4 4EX
Proposal	Approval of details reserved by conditions 3 (materials), 4 (cycle parking), 5 (refuse) and 8 (hydrological and hydro-geological impact assessment) of HGY/2021/2612.
Case Officer	James Mead
Valid Date	14/11/2022
Applicant	Mr Russell Jones
Agent	Russell Jones

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

- HGY/2021/2612: Demolition of 1 existing garage, excavation to erect a part two storey, part three storey dwellinghouse with lower ground floor level with front and rear lightwells, removal of two trees within the site with proposed replacement tree in rear garden, associated front and rear boundary soft landscaping and boundary walls, gates and bin enclosure.

2. CONSULTATION RESPONSES

- *LBH Building Control*: The information in the Hydrological & Hydro-Geological Impact Assessment is satisfactory to clear Condition 8.
- *LBH Conservation Officer*: No objections to the partial discharge of condition 3, with regards to brick types, lintel details and glazing. However, it is not possible to support the full discharge of the condition, as no details of the proposed roofing materials have been provided.
- *LBH Flooding & Water Management*: No comments to make on the application.
- *LBH Transportation*: The proposed arrangements are acceptable. The external cycle parking is to be located within a timber store and the drawings submitted show that three cycles will be able to be stored and to be secured to Sheffield stands within the store. The external doors to the store will be lockable. No details of the locking system are shown, it is recommended that a mortice lock or similar is utilised. A charging socket for e-bikes will be included within the store and a galvanised steel 'U' channel will be fixed to the steps used to access the cycle store.
- *LBH Waste Management*: Support the discharge of Condition 5. The containers indicated reflect the waste streams expected in accordance with guidance. These are provided within a secure storage unit, close to the entrance gate and accessible for collection. It is noted that the original application there was reference to extra storage for garden waste located in the under-croft zone, at the lower ground frontage. If Haringey are to provide a waste collection service, this waste will need to be brought to ground level and the service is subject to a charge.

3. ANALYSIS/ASSESSMENT

Condition 3 (Materials)

3.1 Condition 3 of HGY/2021/2612 reads:

- Further details of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Further details shall include brick types, roofing materials, lintel details and glazing combined with a schedule of the exact product references. The development shall be carried out in accordance with the approved details.

3.2 This submission outlines that light buff coloured textured brickwork would be utilised for this development. Details of several different bricks are provided and officers consider that these are all of high quality, suitable for use in this Conservation Area location. Furthermore, the Conservation Officer has not objected to the proposed bricks. As such, it is considered that the proposed bricks would be acceptable.

3.3 The application notes that powder-coated aluminium windows would be utilised as the fenestration. These windows would be finished in a silver/grey colour. Officers are content that the use of this modern, high quality fenestration type would appropriately reflect the contemporary form of the development. In addition, this type of fenestration would assist in articulating the modern nature of the development, allowing the new dwelling to be appropriately distinguishable from more traditional properties in the street scene. The Conservation Officer has not objected to the use of this fenestration. Therefore, the proposed aluminium fenestration would be acceptable.

3.4 Precast concrete textured lintels would be installed across several parts of the development. These proposed features would again suitably reflect the modern nature of the development, whilst also assisting in visually breaking up the elevations. The provided details demonstrate that these lintels would be high quality. Noting this, and given that the Conservation Officer has not objected to these features, it is considered that the proposed lintels would be acceptable.

3.5 It is noted that no details of roofing materials have been provided and the Conservation Officer has raised this as a concern. However, it is clear from the submission that the proposed development would incorporate a living roof. This is considered acceptable, and therefore further details of roofing materials are not required.

3.6 Overall, all the proposed materials would be of appropriate quality for use in this Conservation Area location. There would not be an adverse impact upon the character and appearance of the site, the surrounding area, the street scene or the Conservation Area. Therefore, it is recommended that condition 3 of HGY/2021/2612 is discharged.

Condition 4 (Cycle Parking)

3.7 Condition 4 of HGY/2021/2612 reads:

- Details of the type and location of secure and covered cycle parking facilities which include details of wheeling channels, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The development shall not be occupied until a minimum of 3 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.

3.8 Cycle storage would be provided to the front of the site in a store at lower ground floor level. There is no objection to this location, which would not be highly visible in the street scene. Sufficient space would be provided within the store to hold 3 bicycles, which is appropriate. The Transportation Officer is content with the use of Sheffield stands within the store to mount bicycles. The gates to the bike store would be lockable, ensuring the bicycle parking facility is secure. The provision of a wheeling ramp on the steps up to the street would appropriately support bicycle

usage. Overall, the cycle storage would be appropriately sited and suitably secure. As such, the submission meets the requirements of Condition 4 of HGY/2021/2612. Therefore, discharge of Condition 4 of HGY/2021/2612 is recommended.

Condition 5 (Refuse)

3.9 Condition 5 of HGY/2021/2612 reads:

- A detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter prior to first occupation of the development.

3.10 It is proposed to install bin storage at the front of the site, close to the entrance into the proposed dwelling. Bins would be contained within in a timber store. The Waste Management Team have reviewed the submission and are content that sufficient storage would be provided. In addition, the bin storage area would be fully accessible to collection crews, which is acceptable. The proposals for refuse/waste storage and collection are considered appropriate. Therefore, it is recommended that condition 5 of HGY/2021/2612 is discharged.

Condition 8 (Hydrological & Hydro-Geological Assessment)

3.11 Condition 8 of HGY/2021/2612 reads:

- The development hereby approved other than demolition and clearance of the site shall not commence until a site specific assessment of the hydrological and hydro-geological impact of the development, has been submitted to and approved in writing by the Local Planning Authority. The details of any mitigation measures deemed necessary as a result of such site investigations shall also be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

3.12 This condition requires an assessment of the hydrological and hydro-geological impacts of the development to be undertaken. A Hydrological & Geotechnical Assessment (HGA) (prepared by: GRM, dated: October 2022) has been submitted as part of this application. Parts 2 – 5 of this document assess the hydrological and hydro-geological impacts of the development.

3.13 The HGA concludes that the proposals would not have an adverse impact on drainage or flood risk on the site or in the surrounding area. This document outlines that connection to an existing sewer would be secured. Furthermore, the development would incorporate SUDs in the form of rainwater recycling and permeable paving. These measures would ensure that the development would not increase surface water run-off rates. Therefore, the site and neighbouring properties would not be adversely impacted by surface water flood risk.

3.14 In terms of hydro-geological impacts, the HGA notes that the site is underlain by London clay, which has low permeability. A monitoring visit to the site suggested that no groundwater was present. The nature of the London clay, taken together with the results of the monitoring visits, suggest that the development would not impact groundwater flows.

3.15 Overall, the HGA demonstrates that the proposal would not result in adverse hydrological or hydro-geological impacts. Both the Flood Management Team and the Building Control Officer have reviewed the HGA and neither consultee has objected to the discharge of this condition. This further backs up the conclusions of the HGA. Therefore, officers consider that sufficient information has been provided to satisfy the requirements of condition 8. Consequently, discharge of condition 8 of HGY/2021/2612 is recommended.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION.