

Officer's Report

Application Number	HGY/2023/0475
Type	Approval of details reserved by a condition
Location	32 Cromwell Avenue, Hornsey, London, N6 5HL
Proposal	Approval of details reserved by condition 3 (Materials) attached to planning permission HGY/2022/3528.
Case Officer	James Mead
Valid Date	17/02/2023
Applicant	Ms Andy Down
Agent	Mr Andy Down

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/3528: Construction of new front walls and piers, creation of bin and bicycle stores, relocation of steps and provision of new hardstanding, as well as planting.

2. CONSULTATION RESPONSES

- No consultee responses received.

3. ANALYSIS/ASSESSMENT

3.1 Condition 3 of HGY/2022/3528 reads:

- Prior to commencement of above ground works, details of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references for: materials/finishes for walls, materials for bike store and hardstanding materials. Thereafter, the works shall be implemented in accordance with the approved materials and details.

3.2 This condition requires details of the proposed materials for the development. In terms of the brickwork, the applicant has outlined an intention to use a red brick referred to as 'Kingston Handmade Restoration Red Imperial' for the new walls, including the front boundary wall. This brick appears to be high quality and would appropriately match the brickwork of the neighbouring front walls. As such, this brickwork would be acceptable for use in this CA location. The application form notes that 'Haddonstone' cast stone would be utilised for the coping stones and pier caps. Details of this material have been provided and officers are content that this is of appropriate quality for use in this CA location. Overall, the proposed materials for the new walls would be acceptable. The character and appearance of the site, the street scene and the CA would not be adversely impacted. The special interest and historic significance of the CA would be preserved.

3.3 In regard to the bike store, the original application notes that a timber slatted door would be installed on the northern side. This type of door would be traditional in appearance, and as such is acceptable in a CA location. A hardwood decking referred to as 'Ipe - Woodtrend' would be applied across the top of the bike store and this would not be an incongruous or alien material. As such, use of this material is considered acceptable. The proposed materials for the bike store would be

satisfactory, with the character and appearance of the site, the street scene and the CA not harmed. The historic significance and special interest of the CA would be preserved.

3.4 Overall, the proposed materials detailed in this application are considered acceptable. Therefore, discharge of condition 3 of HGY/2022/3528 is recommended.

4. RECOMMENDATION

GRANT DISCHARGE.