

Officer's Report

Application Number	HGY/2023/0883
Type	Approval of details reserved by a condition
Location	Site at rear, 457-461, High Road, London, N22 8JD
Proposal	Approval of details reserved by conditions 3 (Details of all facing materials), condition 5 (Details of secure and covered cycle parking facilities), condition 6 (Details of refuse storage), condition 11 (Details of front boundary and height) attached planning permission Ref: HGY/2020/0789
Case Officer	Kwaku Bossman-Gyamera
Valid Date	29/03/2023
Applicant	Mr Bilal Ustun
Agent	Mr Jamie Sleep

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPROVED DEVELOPMENT

Approval of details reserved by conditions 3 (Details of all facing materials), condition 5 (Details of secure and covered cycle parking facilities), condition 6 (Details of refuse storage), condition 11 (Details of front boundary and height) attached planning permission Ref: HGY/2020/0789

2. CONSULTATION RESPONSE

LBH (Highways): No Objection.

3. ANALYSIS/ASSESSMENT

Condition 3 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) render (including colour, texture and method of application);
- 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 materials;
- e) Doors; entrances/screens and balustrades;
- f) Window treatment (including section and reveals);
- 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 strictly in accordance with the approved details and shall be maintained as such thereafter.

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 DPD.

Pursuant to condition 3, details of the external facing materials to be used have been submitted. The materials are considered acceptable in the context of the approved plans and the design of the scheme and as such ensuring the development will assimilate within its surrounding context.

Condition 5 (Details of secure and covered cycle parking facilities) reads:

Prior to the occupation of the development, details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. 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.

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.

The details in respect of cycle parking, as updated, council's highways officer is satisfied with the proposed measures and are considered acceptable.

Condition 6 (Details of refuse storage) reads:

Notwithstanding the details shown on the approved plans, no occupation of the dwellings hereby permitted shall take place until detailed drawings of the refuse storage to serve the residential properties have been submitted to and approved in writing by the local planning authority and these facilities have been provided and made available for use in accordance with the details as approved and to be retained as such thereafter.

Reason: In the interest of securing sustainable development and to ensure that the resulting appearance and construction of the development is of a high standard.

Pursuant to condition 6, the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within the front garden area of building fronting Pembury Road for easy collection access. The number of bins are considered appropriate for the development. The design and its position storage bins are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

Condition 11 (Details of front boundary and height) reads:

Notwithstanding the approved drawings details of front boundary and height shall be submitted to and approved by the local planning authority.

Reason: In order to protect the neighbours residential amenity and the character and appearance of the locality.

With regards to proposed front boundary wall, the height and design of the wall is considered acceptable and would improve the visual amenities of the front garden area in line with the prevailing pattern of development within the street scene and the surrounding area. Council's highways officer has no objection to the proposal and as such the condition can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS

Informatives:

- Details pursuant of condition 4 (Method of Construction Statement) remain to be submitted to and approved by the Local Planning Authority.