

Officer's Report

Application Number	HGY/2023/0697
Type	Approval of details reserved by a condition
Location	111 Fortis Green, Hornsey, London, N2 9HR
Proposal	Approval of details reserved by condition 3 (external materials) attached to planning consent HG/2021/2111
Case Officer	Mercy Oruwari
Valid Date	10/03/2023
Applicant	Smith
Agent	Cleary

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HG/2021/2111 – Variation of condition 2 attached to planning permission HG/2020/2156 to increase the basement floor-to-ceiling height.

ANALYSIS/ASSESSMENT

Condition 3 reads:

Samples 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. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

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 D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

Pursuant to condition 3, details have been submitted in respect of External Material Schedule; Elevation Drawings; Made-to-order timber windows and doors brochure and site plan. The details submitted are considered acceptable and in line with the intentions of the condition.

The submitted plan confirms the materials to be used for the external surfaces of the development.

The materials to be used include the white timber window frame and the window mechanics which are considered acceptable in the context of the approved plans and the design of the scheme, as such ensuring the development will compliment its surrounding context.

It is considered that sufficient information has been submitted in support of this application to discharge condition 3. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

RECOMMENDATION

GRANT DISCHARGE