

# Officer's Report

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2023/1674</b>                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Type</b>               | <b>Approval of details reserved by a condition</b>                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Location</b>           | Land at Watts Close, London, N15 5DW                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Proposal</b>           | Approval of details pursuant to condition 13 (Telecommunication apparatus) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. |
| <b>Case Officer</b>       | Tania Skelli                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Valid Date</b>         | 23/06/2023                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Applicant</b>          | Formation Design and Build                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Agent</b>              | Eva Romero                                                                                                                                                                                                                                                                                                                                                                                                                     |

## **RECOMMENDATION**

**Approve**

### **2. APPROVED DEVELOPMENT**

HGY/2022/0035 Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

### **3. CONSULTATION RESPONSE**

N/A

### **4. ANALYSIS/ASSESSMENT**

Condition 13 reads:

Notwithstanding any provisions to the contrary, no telecommunications apparatus (including satellite dishes) shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development.

Pursuant to condition 13 the applicant has provided a plan, elevations and reasoning for the proposal. The proposal includes a modest amount of satellite dishes to serve the blocks of

flats which are situated adjoining lift overruns for partial screening. This is considered acceptable to protect the visual appearance of the building.

*The following condition are outstanding:*

4(b-d) (Energy), 5 (Overheating),, 14 (SBD), 16 (refuse storage), 18 (EVCP).

Conditions 8 (land contamination), 12 (Drainage), 15 (Cycle storage), 19 (Servicing), 23 (Accessibility) is currently under consideration.

## **5. RECOMMENDATION**

### **GRANT DISCHARGE CONDITION**

#### **Informatives:**

- *The following conditions are outstanding:*

4(b-d) (Energy), 5 (Overheating), 14 (SBD), 16 (refuse storage), 18 (EVCP).

Conditions 8 (Land contamination), 12 (Drainage), 15 (Cycle storage), 19 (Servicing), 23 (Accessibility) are currently under consideration.