

Officer's Report

Application Number	HGY/2023/1275
Type	Approval of details reserved by a condition
Location	Land and Buildings Beneath, White Hart Lane Railway Station, Love Lane, London, N17 8HG
Proposal	Approval of details reserved by a condition 4 (brick repairs and vegetation removal) attached to planning reference HGY/2022/1429
Case Officer	Sarah Madondo
Valid Date	12/05/2023
Applicant	.
Agent	Alice Hawkins

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/1429 Change of use of vacant former railway arches flexible commercial/retail Class E uses with associated shopfront changes and partial demolition and rebuild Approved 17/08/2022

ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to commencement of the development, details of any proposed brick repairs and vegetation removal, including a relevant condition survey, annotated drawings showing the extent of the repairs and a method statement shall be submitted to and approved by the Local Planning Authority.

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, The applicant has submitted details of proposed London Stock brick to be used. The details submitted are considered acceptable and in line with the intentions of the condition. Photographs have also been submitted showing where the vegetation would be removed. In addition the applicant has appointed a Construction Marine Ltd to conduct the brickwork repairs of the some of bricks to retained which is acceptable. The materials to be used include London stock brick which would matched the existing and is considered acceptable in the context of the approved plans and the design of the scheme, as such ensuring the development will assimilate within 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