

Officer's Report

Application Number	HGY/2023/1423
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 (samples of brick, mortar mix and pointing) 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 4 reads:

Prior to the commencement of the development, details of the proposed bricks, the mortar mix and pointing finish to be employed shall be submitted to and approved in writing by the Local Planning Authority. These should include samples of the new bricks, mortar mix and pointing, shown in context with the existing brickwork;

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 photographs showing where the vegetation would be removed and sample of London Stock brick. 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

