

Officer's Report

Application Number	HGY/2023/1436
Type	Approval of details reserved by a condition
Location	1 Ringwood Avenue, Hornsey, London, N2 9NT
Proposal	Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2022/2076 for the demolition of existing detached house and erection of a new three-storey detached house.
Case Officer	Daniel Kwasi
Valid Date	31/05/2023
Applicant	c/o agent
Agent	Mr Stuart Minty

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Demolition of existing detached house and erection of a new three-storey detached house. Associated amenity space including refuse storage and provision of 2no off-street parking spaces. – Approved 05/12/2022

ANALYSIS/ASSESSMENT

Condition 3 reads:

3. Materials

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. Only the approved details shall be implemented and retained thereafter.

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.

Comment: The details in respect of the materials are set out in the document by Marley Ltd that details the Acme Double Camber Clay Plain Tile, and the document by Wienerberger that details the Ashley Red Multi brick. The materials proposed are considered acceptable in the context of the approved plans and the design of the scheme and the surrounding context.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION