



Officer Report

Application Number: HGY/2023/1452
Application Type: Approval of details reserved by a condition
Address: Land to the rear of, 45A, Wolseley Road, London, N8 8RS
Proposal: Approval of details pursuant to conditions 3 (external materials) and 4 (landscaping) attached to planning permission HGY/2021/3194.
Case Officer: Eunice Huang
Valid Date: 01/06/2023
Applicant: Mr Donald Matheson
Agent:

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/3194 – Land to the rear of 45A Wolseley Road London N8 8RS – Variation of condition 2 (approved plans and details) of planning permission HGY/2021/0974. Proposed alterations include amendments to massing of new dwelling including front elevation treatment, alterations to roof treatment including photovoltaic array and siting/ instillation of an air source heat pump – Approve with Conditions – 08/02/2022.

HGY/2021/0974 – Land to the rear of 45A Wolseley Road London N8 8RS – Demolition of three existing garages and erection of a two storey, four bedroom dwelling, including the removal of two trees – Approve with Conditions – 25/06/2021.

Note: Section 73 application ref: HGY/2023/1232 is under consideration at the time of this assessment, for: Variation of condition 2 (Approved Plans) attached to planning permission ref: HGY/2021/3194 (formerly known as Land to the rear of, 45A, Wolseley Road) to amend the approved scheme by altering internal layout including position of stairs, removal of rear bedroom, reduction of rear courtyard, additional rooflight, addition of enclosure to ASHP, front boundary wall changed to timber and updates to rear/front windows.

2. ANALYSIS/ASSESSMENT

Condition 3 reads:

Further details of 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.

Details shall include:

- a) Details of proposed brickwork to be used including the colour, texture, bond, and pointing and*
 - b) Windows and entrance doors detailing including materials, profile, reveal depth*
- Including a schedule of the exact product references.*

Pursuant to condition 3(a), the applicant has provided the following information relating to proposed brickwork:

- Brick – Freshfield Lane Selected Dark by Michelmersh, measuring 215 x 65 x 102mm
- Stretcher bond
- Grey toned lime based traditional mortar – Heritage Cambridge Dark Grey by Limetec
- Pointing – Flush mortar technique. Lime mortar is used to bed the brickwork and then prior to fully drying out, the joints are raked out and then refilled with the mortar slightly spread out over the edges of the brickwork.

Pursuant to condition 3(b), the applicant has provided the following information relating to the windows and entrance doors:

- Tilt turn windows
- Anodised aluminium flush window and door frames by Raynears Aluminium (light grey)
- Section drawing has been submitted showing profile and reveal depth.

The details submitted for the brickwork, windows and doors are considered satisfactory for discharging condition 3.

Condition 4 reads:

Before the development reaches damp proof level a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The landscaping scheme shall include a schedule of species, sizes, and planting densities along with the specification for ground preparation and aftercare maintenance. The landscaping shall take place prior to the occupation of any part of the development (or in accordance with a programme agreed by the local planning authority) and shall be maintained for a period of five years, such maintenance to include the replacement, within the next planting season, of any plants that die or become damaged with plants of the same size and species.

Pursuant to condition 4 the applicant has provided details of the landscaping scheme. The details are considered appropriate in relation to the scale of the development and acceptable for the purposes of discharging the condition.

3. RECOMMENDATION

GRANT DISCHARGE CONDITION