



Officer Report

Application Number:	HGY/2023/2020
Application Type:	Approval of details reserved by a condition
Address:	67, Sterling House, Lawrence Road, Tottenham, London, N15 4EY
Proposal:	Approval of details pursuant to condition 31 (privacy screen) attached to planning permission HGY/2018/3655
Case Officer:	Valerie Okeiyi
Valid Date:	14/07/2023
Applicant:	Vabel Lawrence Limited
Agent:	Mr Richard Ketelle

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2018/3655 -Variation of Condition 2 of planning permission HGY/2016/1212 in order to substitute the drawing numbers

2. CONSULTATION RESPONSE

Internal

Design comments -

Many thanks for sending me detailed drawings of the proposed fall arrest scheme for the areas that have become inaccessible (except for maintenance), removing the need for privacy screens as originally conditioned. I agree that these details satisfy my outstanding concerns on this condition and ensure that these areas of the building can be safely occasionally accessed for maintenance, which should not be so regular to cause any privacy concern, and the system will be visually unobtrusive and not give appearance of unsightly rooftop clutter.

3. ANALYSIS/ASSESSMENT

Condition 31 (privacy screen) reads:

A detailed plan showing a 1.8 metre high privacy screen along the side of the balcony on the 7th floor of no. 67 Lawrence Road facing no. 69 Lawrence Road shall be submitted to and approved in writing by the Planning Authority prior to the occupation of the property. Development shall be

carried out in accordance with the approved details prior to the first use of the BALCONY AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To avoid overlooking into the site if it was to come forward for development and to comply with Policy SP11 of the Haringey Local Plan 2013 and DM Policy (2017) DM1 'Delivering High Quality Design

Officers have reviewed the details submitted and is satisfied there will be no privacy concerns as a green roof has been provided in this area and it will be inaccessible (except for maintenance), removing the need for privacy screens as originally conditioned. Condition 31 can therefore be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 31