

Officer Report

Application Number:	HGY/2023/2086
Application Type:	Approval of details reserved by a condition
Address:	Land adjoining, Remington Road and, Pulford Road, London, N15
Proposal:	Approval of details pursuant to condition 14 (Telecomms) attached to planning permission ref: HG Y/2021/2882 dated 9/6/2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.
Case Officer:	Tania Skelli
Valid Date:	01/08/2023
Applicant:	3
Agent:	Delta Architects (Agent) Mr Colin Butcher

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HGY/2021/2882 Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.

3. CONSULTATION RESPONSE

N/A

4. ANALYSIS/ASSESSMENT

Condition 14 reads:

No Telecommunications apparatus

Notwithstanding any provisions to the contrary, no telecommunications apparatus (including satellite dishes) shall be installed on the building without the prior written agreement of the Local Planning Authority.

Reason: In order to control the visual appearance of the development.

Pursuant to condition 14 the applicant has provided indicative plans and elevations to show three locations proposed for satellite dishes on the block of flats, within the central area of the development. The dishes will be hidden behind the approved parapets and set away from the frontage and therefore unlikely to be visible from the public realm.

Accordingly, it is recommended to discharge condition 14.

The following conditions are outstanding:

3 (Mats and elevations), 5 (Overheating), 7b (Biodiversity), 15 (SBD), 18 and 19 (Landscaping), 23 (Part M4(2)).

9 (unexpected contamination), 16 (Cycle), 21 (EVCP) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following conditions are outstanding:

3 (Mats and elevations), 5 (Overheating), 7b (Biodiversity), 15 (SBD), 18 and 19 (Landscaping), 23 (Part M4(2)).

9 (unexpected contamination), 16 (Cycle), 21 (EVCP) are currently under consideration.