



Officer Report

Application Number:	HGY/2023/1213
Application Type:	Full planning permission
Address:	Grove Court, 11 Markfield Road, Tottenham, London, N15 4QA
Proposal:	Alterations to the building including installation of external support columns, enclosing of undercroft, insertion of additional AOVs and changes to external materials associated with Prior Approval ref: HGY/2020/3223
Case Officer:	Gareth Prosser
Valid Date:	09/05/2023
Applicant:	CO Agent
Agent:	Miss Simone Ward

RECOMMENDATION

Approve with Conditions

REPRESENTATIONS

No representations were received in response to notification and publicity of the application.

REASONS FOR GRANTING PERMISSION

The site is a four storey, residential block with pitched roof and fourth floor balcony. The site is not located within any conservation area.

The planning history of the site has been taken into account when coming to this decision.

The proposed external alterations to the building include the installation of 5 no. external support columns to both the northern and southern elevations, clad in materials to match. In addition, the applicant proposed the enclosing of the undercroft to both the eastern and southern elevation to form secured bike stores and plant rooms and the insertion of 3 no. additional AOVs, 1 no. to the fifth floor terrace and 2 no. on the roof.

In addition to the above, it is proposed to amend the materials approved as part of the consented two-storey addition in order to provide a more consistent appearance to the building. This includes extending the existing white render board cladding finish up to the third, fourth and fifth floor level to match existing appearance, replacing the Cedral 'wood-effect' cladding to the fifth-floor level with

white render board finish to match. The roof cladding is also proposed to be changed to zinc or zinc-effect roof cladding. The fifth-floor roof storey fascia board would change to light grey.

The proposed changes are relatively minor and are considered to be either in-keeping with the existing building or would create a more visually cohesive appearance between the original building and the new addition and thus are acceptable. The proposed AOV's will not be visible from the street scene. Transportation raise no objections subject to conditions

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.