



Officer Report

Application Number: HGY/2023/2433
Application Type: Approval of details reserved by a condition
Address: 47 North Road, Hornsey, London, N6 4BE
Proposal: Approval in part of details pursuant to condition 3 (Details) attached to planning permission HGY/2022/4382.
Case Officer: Nathan Keyte
Valid Date: 11/09/2023
Applicant: Mr and Mrs Trevor and Sarah Beeton
Agent: Kyriacou

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval in part of details pursuant to condition 3 (Details) attached to planning permission HGY/2022/4382.

ANALYSIS/ASSESSMENT

Condition 3 reads:

Notwithstanding the details included in the drawings and/or documentation submitted further details in respect of the following matters shall have been submitted to and approved in writing by the local planning authority and thereafter adhered to and implemented accordingly:

- Works should be carried out by a heritage contractor and should be supervised by a heritage conservation professional;
- A programme of works should be submitted to the Planning Authority who should be notified about the commencement and conclusion of works;
- Photographic records of salvaged tiles;
- Quantities, material specification and samples of replacement tiles;
- Material specification of vapour permeable non-woven under slating felt;
- Material specification of softwood battens and counter battens;
- Material specification of roof insulation at ceiling joist level.

Thereafter, the works should be carried out by a heritage contractor and should be supervised by a heritage conservation professional.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Officer Comment

Condition 3 of planning permission HGY/2022/4382 comprised some requirements that are to be undertaken pre-commencement, and others that were required to be carried out during works, as discussed with officers prior to lodgement. Pre-commencement information is to include the following points outlined within Condition 3:

- Works should be carried out by a heritage contractor and should be supervised by a heritage conservation professional;
- A programme of works should be submitted to the Planning Authority who should be notified about the commencement and conclusion of works;
- Material specification of vapour permeable non-woven under slating felt;
- Material specification of softwood battens and counter battens;
- Material specification of roof insulation at ceiling joist level.

The following points will be required to be addressed following commencement/ completion of works:

- Commencement and completion dates
- Photographic records of salvaged tiles;
- Quantities, material specification and samples of replacement tiles;

The cover letter submitted with the application confirmed that the works will be overseen by a heritage conservation professional. A programme of works was also provided, with the commencement and completion dates to be confirmed following discharge of the pre-commencement requirements.

The application for approval of details of condition 3 as originally submitted proposed the use of Spanish Slate, and the use of rockwool for insulation. Following an onsite inspection by Haringey's Conservation Officer, it was recommended that Welsh Slate be retained, and wool insulation be utilised. The Agent has since confirmed in an email dated 24.10.2023 that Welsh Slate will be used and that sheep's wool will be used for the insulation material.

Accordingly, it is recommended that condition 3 of planning permission HGY/2022/4382 be discharged in part.

RECOMMENDATION

GRANT PART DISCHARGE