



Officer Report

Application Number: HGY/2023/1368
Application Type: Approval of details reserved by a condition
Address: 1 St Georges Terrace, 6 North Hill, Hornsey, London, N6 4PW
Proposal: Approval of details pursuant to Condition 4 (materials) attached to planning permission HGY/2022/1177.
Case Officer: Cameron Sturges
Valid Date: 22/05/2023
Applicant: Ms V & S Kovarski
Agent: Mr Tom Rutt

RECOMMENDATION

Approve

RECOMMENDATION

Grant Part Discharge

1. APPROVED DEVELOPMENT

HGY/2022/1177 - Listed building consent for internal works associated with replacing a modern staircase and removing modern ceiling to reveal more of 19th century roof trusses; external works associated with the erection of a side-infill extension. Erection of a side-infill extension to replace existing lightwell, addition of a rooflight to the existing dormer extension and replacement of both rear doors.

2. CONSULTATION RESPONSE

LBH Conservation:

As the planning permission only relates to the external details and materials – the external surface materials and details for the windows and doors are applicable for this application and comments on these below are:

Proposed materials

There are no proposed materials for the extension external surfaces (partial discharge). For the roof, the proposed lead roof and black matt aluminium for the rooflight are acceptable.

Window/door details

The existing lower ground floor doors are proposed to be retained so there are not details for this condition (partial discharge). The submitted materials for the proposed ground floor French doors as white painted timber are acceptable.

3. ANALYSIS/ASSESSMENT

Condition 4 reads:

Samples of materials to be used for the external and internal surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Specifically, the following details will need to be submitted:

Lower Ground Floor:

- Detailed design and material specification of new French doors to rear elevation;
- Material specification of new flooring and skirting.

Ground Floor:

- Heritage method statement for any demolition works affecting historic fabric;
- Material specification of new fixtures, new flooring and skirting;
- Detailed design (scale 1:20) and material specification of new French doors.

First Floor:

- Heritage method statement for any demolition works affecting historic fabric, including removal of partitions to Bed 1 and partitions attached to the original timber roof structure;
- Details of new ceiling at Bed 4, including typical detail of interfaces of lowered ceilings and existing walls/roof structure;
- Material specification of new fixtures, new flooring and skirting.

Second Floor:

- Heritage method statement for removal of partitions attached to the original timber roof structure.

Staircases

- Heritage method statement for removal of existing modern staircases;
- Detailed design (scale 1:20) of the proposed staircases and typical detail of interfaces of proposed staircases and existing walls;
- Material specification of proposed staircases.

Roof:

- Material specification of new rooflights.

New extension:

- Heritage method statement for the demolition of the existing infill extension;
- Detailed design (scale 1:20) of proposed new infill extension, and typical detail of interface of proposed extension and existing walls;
- Material specification and brick samples of proposed extension.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

It is understood that the items in condition 4 relating to the extension, or the lower ground door replacement do not form part of this application. However, this has meant that the proposed floor plan has changed, and the main staircase has been altered as this was previously part of the extension. The submitted floor plans, and some of the detail drawings as submitted do not match the plans approved under HGY/2022/1177. Therefore, a revised application has been created to account for these changes (HGY/2023/2479). As such, the elements assessed in this application in relation to Condition 4 are the proposed lead roof and black matt aluminium for the rooflight as well as the windows/doors.

The details submitted are considered acceptable and in line with the intentions of the condition. It is considered that sufficient information has been submitted in support of this application to partially discharge condition 4. The recommendation is therefore one to partially discharge the condition as sought by this planning application.

4. RECOMMENDATION

GRANT PART discharge of condition.