



Officer Report

Application Number:	HGY/2026/0898
Application Type:	Approval of details reserved by a condition
Address:	707-725 LORDSHIP LANE, WOOD GREEN, LONDON, N22 5JY
Proposal:	Approval of details pursuant to condition 4 - Partial discharge (Detailed Drawings - Material sample) attached to planning permission HGY/2024/0450
Case Officer:	Valerie Okeiyi
Valid Date:	27/03/2026
Applicant:	-
Agent:	Tom Rogerson

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works.

2. CONSULTATION RESPONSE

Internal

Design Officers comments - No objection for the condition to be discharged following the site visit dated 31/03/2026

3. ANALYSIS/ASSESSMENT

Condition 4 (Detailed drawings) reads:

Prior to the commencement of Phase 2b of the Development detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a. Detailed elevational treatment;
- b. Detailing of roof and parapet treatment;
- c. Details of windows, which shall include a recess of at least 115mm and obscuring of the flank windows;
- d. Details of entrances, which shall include a recess of at least 115mm;
- e. Details and locations of rain water pipes; and

f. Details of key junctions including cills, jambs and heads of windows, balconies and roof parapet shall be submitted to and approved in writing by the Local Planning Authority. Samples of cladding, windows, roof, glazing, should also be provided. The development shall thereafter be carried out solely in accordance with the approved details (or such alternative details the Local Planning Authority may approve).

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 of the Development Management Development Plan Document 2017

Parts A-F of condition 4 has already been discharged under planning reference HGY/2025/2990. This application seeks to discharge the following samples;

- Cladding;
- Windows;
- Roofs and;
- Glazing

Officers have reviewed the applicant's material samples and is satisfied to recommend the partial discharge of Condition 4 (Detailed drawing - Material sample).

Condition 4 has now been discharged in full

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION 4

Informatives:

The applicant is advised that condition 4 has now been discharged in full.