



Officer Report

Application Number:	HGY/2026/0330
Application Type:	Approval of details reserved by a condition
Address:	Bernard Works, Bernard Road, Tottenham, London, N15 4NX
Proposal:	Approval of details reserved by a condition 3 (materials) of planning permission HGY/2017/3584
Case Officer:	Samuel Uff
Valid Date:	01/05/2026
Applicant:	Mr Wieder
Agent:	Mr Joel Stern

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2017/3584

Demolition of existing buildings and erection of a part 1,3,4,5,6,7 storey mixed use development comprising 25 Commercial Units (B1/B2), music rehearsal space (Sui Generis), café (A3), exhibition space (Sui Generis) (commercial spaces totalling 2446.9m2 gross), and 99 Residential Units (C3) including 12 apartments tethered to the commercial space, plus site access, replacement open space, landscaping, plant and other associated development

CONSULTATION RESPONSE

LBH Design: No objection.

ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to the commencement of the development (excepting demolition works) precise details of the external materials to be used in connection with the development hereby permitted shall be submitted to, approved in writing by the Local Planning Authority. The details shall include samples of the type and shade of cladding, window frames and balcony frames, sample panels, perforated screening, brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of approved materials and maintained thereafter.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

The submission has provided suitable details for the external elevations of the building, including brick tones, mortar, window frames, coping etc. These have been reviewed in person and as this subsequent submission and are considered to be of a high quality as expected in the permission. As such, this is considered to be acceptable.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 3