



Officer Report

Application Number:	HGY/2026/0885
Application Type:	Approval of details reserved by a condition
Address:	Langford, Maryland Road, Wood Green, London, N22 5AR
Proposal:	Approval of details reserved by a condition 3 (Details of Design and Materials) attached to planning application Ref: HGY/2025/1829
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	27/03/2026
Applicant:	Bilal Ustun
Agent:	Mr Halil Seker

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2025/1829 – Variation to condition 2 of planning application HGY/2024/0111 (to increase the number of residential units from 6 flats to 8 flats)

ANALYSIS/ASSESSMENT

Condition 3 (External Materials) reads:

- a) Detailed elevational treatment;
- b) Detailing of roof and parapet treatment;
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
- d) Details of entrances and porches which shall include a recess of at least 115mm;
- e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- f) Details of balcony screening;
- g) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided; and
- h) Any other external materials to be used, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017

Pursuant to condition 3 the applicant has provided material details for the proposed works.

- Main facing brick Work – Vandersanden Bricks (colour selections are Casper and Quarits).

- Other external materials are shown in the brochures 551, 552, 553, 554, 555 & 556. The external materials are as below;
- Feature courses (blocks A, D, & E) Brick type 3 - Whitley Red Multi Handmade (Neutral mortar colour)
- Feature courses (blocks B&C) brick type 4 – Buff handmade brick 65mm – (Dark mortar colour)
- Roofing - 'Pewter Grey' Slate tiles from brochure 551,
- Permeable Paving Tiles – 'Lava Grey' Ceramic paver tiles from brochure 552,
- Balcony Tiling - 'Bavaria' Primo tiles from brochure 553,
- Communal Door - Configuration S in RAL colour 7016 from brochure 554,
- Balcony Doors - Single door configuration in RAL colour 7016 from brochure 555,
- Windows - 'OW-80' model in '7016M' – Anthracite Grey frame, seal and handles from brochure 556, &
- Balcony Screening - 'Spindle' balustrades in RAL colour 7016 from brochure 557

Following discussion with the Council's Design Officer the above external materials details are considered appropriate in relation to the design and intent of the scheme and as such this condition can be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION