



Officer Report

Application Number:	HGY/2026/0155
Application Type:	Approval of details reserved by a condition
Address:	Land Adjacent To 1, Jansons Road, London, N15 4JU
Proposal:	Approval of details reserved by a condition 3 (Materials) attached to planning reference HGY/2025/2482
Case Officer:	Sarah Madondo
Valid Date:	20/02/2026
Applicant:	Mr Aaron Mullarkey
Agent:	Edward Mather

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/0030 - Redevelopment of existing car park to provide five residential units in a three storey building with associated access, amenity space and cycle and refuse/recycling storage facilities. Approved with Conditions 09/03/2021

HGY/2025/2482 – Variation of condition 2 (Approved Plans) attached to approved planning reference HGY/2021/0030 to allow the construction of additional storey to provide 1 x 1 and 1 x 2 bedroom flats. Approved with conditions 14/11/2025

2. ANALYSIS/ASSESSMENT

Condition 3 reads:

Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work of the relevant phase commencing on site. The details and samples shall include:

- b) texture, pointing and perforated brickwork and boundary walls shall be provided;
- c) window reveals, soldier courses and balconies (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all new external windows and doors at a scale of 1:10);
- d) Zinc cladding;
- e) Metal sheet cladding including perforated pattern;
- f) Roof capping;
- g) Doors; timber doors and aluminium entrances/screens;
- h) Aluminium/timber composite window treatment;
- i) Canopies;
- j) Timber screens;
- k) Balustrades;

- l) Balcony materials;
- m) Roofing materials;
- n) down pipes, rainwater pipes or foul pipes; and
- o) Any other external materials to be used.

The development shall be carried out in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the samples submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with London Plan 2021,

Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Comment: Pursuant to condition 3, the applicant has submitted physical samples of balustrades, balcony materials, roofing materials, windows, doors, an entrance canopy and a living roof, which have been reviewed by the Design Officer, who is satisfied with the details. Therefore, it is considered that the details submitted are sufficient for the purposes of discharging this condition.

3. RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application 3. The recommendation is therefore one of approval to discharge the conditions as sought by this planning application