

Officer Report

Application Number:	HGY/2026/0233
Application Type:	Approval of details reserved by a condition
Address:	47 Grovelands Road, Tottenham, London, N15 6BT
Proposal:	Approval of details pursuant to condition 3 (materials) attached to ref: HGY/2022/1199
Case Officer:	Josh Parker
Valid Date:	26/01/2026
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Applicant:	Mr Joel Hailbroun
Agent:	Mr Joel Stern

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/1199–Extension of existing synagogue. Approved 14 April 2023.

2. ANALYSIS/ASSESSMENT

Condition 3 reads:

Samples of all materials to be used for the external surfaces, rainwater goods and hardstanding 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 detailed drawings and annotations, sample panels or brick types, window frames and a roofing material sample combined with a schedule of the exact product references. The development shall be provided as approved and retained as such thereafter.

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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

3. DISCUSSION

The proposed materials are consistent with the approved permission where the design was revised before approval to ensure the design approach was appropriate. The report states that *'Jerusalem stone would be well suited to this design of building and considered to stand the tests of time in terms of weathering etc. The overall design is typical of an ecclesiastical building, with significant architectural character, being prominent within the street scene and creating a local landmark building.'*

The Jerusalem stone has been retained throughout the application. The decorative stone would be Haddonstone "TecStone" Wet cast Limestone material consisting of over 60% large sized crushed limestone (up to 10mm particle size) together with fine crushed limestone and other fine aggregates. Bespoke solid hardwood doors, bespoke aluminium bar windows match the original plans and the guttering and down pipes would all be concealed within the build.

It is noted on the drawings have been added to suggest that the fenestration and materials are consistent with the recently approved sound attenuation discharge of condition ref: HGY/2024/2452 (Submission of details reserved by a condition 11 (Sound attenuation details) of planning permission reference HGY/2022/1199)

It is concluded that the materials, are consistent with the proposed approved plans from the original permission ref: HGY/2022/1199 and therefore the condition can be discharged.

The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

4. RECOMMENDATION

GRANT DISCHARGE of condition 3