



Officer Report

Application Number:	HGY/2026/1044
Application Type:	Approval of details reserved by a condition
Address:	53 Sheldon Avenue, Hornsey, London, N6 4NH
Proposal:	Approval of details pursuant to conditions 3 (materials) attached to planning permission HGY/2025/1197.
Case Officer:	Eunice Huang
Valid Date:	23/04/2026
Applicant:	Palmer
Agent:	Mr Justin Brown

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/1197 - Replacement single storey rear extension, garage conversion, single storey side extension, roof glazing, 1no. replaced and 1no. additional rear facing dormer, recovering of the roof, front door and window replacement, solar panels and heat pumps and associated external alterations. Approved with conditions 08/12/2025.

2. CONSULTATION RESPONSE

LBH Conservation: No objection. It is noted that the samples of the proposed timber windows are currently missing. However, window and door details are required under condition 4 of HGY/2025/1197 and that should suffice.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

3. Prior to commencement of the relevant works hereby approved, material samples shall be submitted to and approved in writing by the Local Planning Authority. This shall include replacement roof tiles, zinc dormers, new brickwork and related pointing, copper rainwater goods, charred timber and tanalised timber for ASHP enclosure.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

Assessment

A schedule of materials, alongside material samples, have been submitted for the discharge of condition 3. The material details include Middleton Blend brick; Rosemary Light Mixed Brindle Clay tiles; white metal doors; Anthra zinc roof; Pigmento red zinc coping, hoppers and rainwater pipes;

Shou Sugi Ban charred timber cladding; black metal casement windows; single ply roof membrane; slatted timber ASHP enclosure. The material and colours will be of a satisfactory quality and appearance that will be sympathetic to the host building and the Conservation Area.

Thus, Condition 3 can be fully discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 3