

PLANNING CONDITION			
Project name	92 North Road, Hornsey, London, N6 4AA	Doc no	26011 01 – Discharging condition 03
Date	202607	Rev	A

Demolition of ground floor rear extension, erection of ground and first floor rear extensions, alterations to basement undercroft, lowering of rear garden terrace, and alterations to rear elevation. - HGY/2025/0065

CONDITION 3

Notwithstanding the plans hereby approved, full details at a scale of 1:10 of the detailed design of the proposed extensions, together with a material specification and physical samples of the proposed wall cladding, door frames, railings and glazing, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant works. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high-quality and contextually appropriate design, and to preserve the special architectural and historic interest of the listed building and the character and appearance of the Highgate Conservation Area, in accordance with Policies SP11 and SP12 of the Haringey Local Plan (2017), and Policies DM1, DM9 and DM12 of the Development Management DPD (2017).

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1. ALUMINIUM CLADDING (sample posted to council)

The Traditional Textures Anthracite Matt cladding from The Metal Roof Company / Metal Solutions Traditional Textures range is a pre-coated aluminium cladding and roofing material designed to replicate the appearance of premium architectural metals while being lighter and more cost-effective.

Key Features

- **Material:** Foldable pre-coated aluminium.
- **Finish:** Anthracite Matt (similar to a dark grey/anthracite colour with a low-gloss matte appearance).
- **Weight:** Approximately **2 kg/m²**, making it much lighter than many traditional cladding materials.
- **Appearance:** Provides a clean, contemporary architectural look while maintaining colour consistency across the façade. Unlike natural zinc or steel, the finish does not develop uneven weathering patterns.
- **Durability:** Resistant to:
 - UV degradation
 - Corrosion
 - Rust
 - Ageing
 - Chalking of the surface coating

Fire Performance

Traditional Textures aluminium is reported as achieving good performance under fire.

Colour impression – RAL 7016 - Anthracite Matt





2. ALUMINIUM COPING

The Traditional Textures Anthracite Matt cladding will be formed into a coping to match the cladding. This will be installed by the cladding sub-contractors. Colour to match the cladding.

Colour impression – RAL 7016 - Anthracite Matt



3. GLAZED EXTENSION (samples posted to council by Finepoint)

Finepoint has designed the glazed terrace room. All details and specifications will be provided by them.

<https://finepoint.glass/>





4. DOOR & WINDOW FRAMES (samples posted to council by Finepoint)

Sliding doors instead of folding sliding doors, to reduce structural frame sizes and reduce size of door profiles.

Finepoint has designed the glazed terrace room. All details and specifications will be provided by them.

5. JULIET BALCONY & BALUSTRADING (sample posted to Council)

Painted black metal balustrading. Drawing submitted showing the balustrading.

