



Officer Report

Application Number:	HGY/2026/0817
Application Type:	Approval of details reserved by a condition
Address:	819, High Road, Tottenham, London, N17 8ER
Proposal:	Approval of details reserved by Part (a) i) - iv) of Condition 15 (External Materials and Details) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.
Case Officer:	Philip Elliott
Valid Date:	23/03/2026
Applicant:	Mr Richard Serra
Agent:	Miss Laura Young

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2023/2306) was granted on 04th March 2024 for: ...the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.

Previously on 31/08/2022 planning permission was granted for ...the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for a residential-led, mixed-use development comprising residential units (C3), flexible commercial, business and service uses (Class E), a cinema (Sui Generis), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to flexible residential (C3), cinema (Sui Generis), and commercial, business and service uses (Class E)

2. ANALYSIS/ASSESSMENT

Condition 15 reads:

15) External Materials and Details

(a) No development of any externally facing façade shall commence (excluding demolition) until all proposed external materials and elevational details have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:

- i). External facing materials and glazing, including sample boards of all cladding materials and finishes; ii) Sectional drawings at 1:20 through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;
- iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
- iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;

(b) Thereafter the development shall be carried out in accordance with the approved details and materials, and they shall be maintained thereafter.

REASON: To ensure that the development hereby approved is satisfactory.

Pursuant to Condition 15 the applicant has submitted a pack which identifies all external facing materials and glazing. The pack includes sectional and elevational drawings through all typical external elements/facades and of junctions between different external materials as well as plans of ground floor entrance cores and entrance-door thresholds.

The applicant erected a sample board of all external facing materials and glazing on site which Officers viewed on 26.06.2026. Whilst all the materials shown were acceptable. Some of the materials shown and the mortar of some of the brickwork on the panel was not in the correct colour. The applicant has provided additional information and marked up photos identifying the correct colour of these elements. This is outlined in the following section provided by the applicant confirming the above.

- Bricks: all approved, including brick bonds.
- Frontek panels: all approved (bespoke red, Iceberg off white, Azabache grey).
- Window/external doors frame colours: all approved (anodised bronze, grey RAL 7021, white RAL 9001). Cills to match frame finish.
- Rainscreen cladding and fins: approved, finish to match windows anodised bronze.
- Mortars: buff and white approved.
- Red mortar: unfortunately, the red mortar on the reference panel was done in two different batches and at two different times. Being hand mixed and maybe due to the temperature, the red mortar to the top section of the red bricks appears much lighter compared to the bottom section, and it does not provide an accurate example of the chosen colour.
 - o McAleer confirm that the red mortar in the bottom 4 courses is the closest match to the chosen colour. There will not be variation in the mortar colour when is mixed in the silo. The chosen product is Red Medium (see Reference panel - site visit 26.06.26 - Cemex mortar swatch red medium).
- Grey mortar: as with the red mortar, the grey mortar to the top section of the red bricks appears much lighter compared to the bottom section.
 - o McAleer confirm that the bottom 4 courses reflect the chosen colour and it will be consistent throughout.
- Ribbed banding: the deeper rib banding profile was accepted. However, the finish needs to match the bespoke red Frontek panel sample (located at the top of the red bricks on the reference panel).
 - o McAleer confirm that this will match the approved Frontek finish. Stoneguard uploaded under workflow WF-000336, however for ease of reference please see the attached Kroe GRC document. McAleer will colour match the Kroe GRC to the Frontek bespoke red.

The abovementioned actions refer to the materials highlighted in attachment “Reference panel - site visit 26.06.26 – comments”.

Façade terminations grilles, movement joints and mastic were also discussed:

- Louvres: all louvres to red and buff brick façades to match anodised bronze finish. All louvres to white brick façade to be RAL 9001 to match windows. All louvres to blue bricks, to match bricks, RAL 5013.
- Mastic: F3 requested mastic to windows to match window frames and movement joints on the façade to match mortar colours. McAleer confirmed a close match is achievable.
 - o McAleer can confirm that as discussed at site, they will use mastic with the closest standard range mastic to the areas noted in the line above.

The details demonstrate that the external facing materials, glazing, and finishes would be of a high quality and would safeguard the character or appearance of the Conservation Area. As such, the details are acceptable and can be approved.

3. RECOMMENDATION

APPROVE EXTERNAL MATERIALS DETAILS RESERVED BY PART A OF CONDITION 15 ATTACHED TO HGY/2023/2306.

As shown on approved drawings/documents: Reference panel - site visit 26.06.26; Reference panel - site visit 26.06.26 – comments; Printworks 26th June 2026 Materials Agent Confirmation Redacted; PRINT-F3A-ZZ-ZZ-RP-A-08003-PART DoC 15 MATERIAL March 2026 S2 P1.

Informatives:

INFORMATIVE

The applicant is advised that part (b) of Condition 15 remains outstanding and the development shall be carried out in accordance with the approved details and materials and shall be maintained as such thereafter.