

Application Number:	HGY/2026/1913
Application Type:	Approval of details reserved by a condition
Address:	12 Canning Crescent, Wood Green, London, N22 5SR
Proposal:	Approval of details reserved by a condition 3 (Detail design and materials), condition 4 (Secure cycle parking spaces), condition 5 (Refuse and waste storage), condition 8 (location of a water butt) attached to planning application Ref: HGY/2024/3115
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	07/07/2026
Applicant:	Bilal Ustun
Agent:	Mr Halil Seker

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2024/3115 – Demolishment of existing dwelling and redevelopment of the site to provide 9 self-contained flats. (Amendments to the approved application (HGY/2023/1337))

ANALYSIS/ASSESSMENT

Condition 3

Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;*
- b) Detailing of roof and parapet treatment;*
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;*
- d) Details of entrances, which shall include a recess of at least 115mm;*
- e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;*
- f) Details of balcony screening; g) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided; and*
- h) Any other external materials to be used,*

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials. The development shall thereafter be carried out solely in accordance with the approved details

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

Pursuant to condition 3 the applicant has provided material details for the proposed works.

- Vandersanden Brick slips Yellow stock and Red Brick Slips – Brochure 550,
- 'Graphite' elZinc Alkimi cladding and roofing from brochure 551,
- 'Lava Grey' paver slabs from brochure 552,
- Bavaria' Primo tiles from brochure 553,
- Configuration S in RAL colour 7016 from brochure 554,
- Single door configuration in RAL colour 7016 from brochure 555,
- OW-80' model in '7016M' – Anthracite Grey frame, seal and handles from brochure 556, &
- Spindle' balustrades in RAL colour 7016 from brochure 557

Following discussion with the council's design officer – the above external materials details are considered appropriate and would enhance the character and appearance of the host building and the area. The above condition can be discharged.

Condition 4 (Secure cycle parking facilities) reads:

Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 16 long stay and 2 short stay cycle parking spaces for users of the development, with the long stay storage being separate from the short stay storage, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

Pursuant to condition 4. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. Furthermore, the council's highways section has raised no further concerns. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 5 (Waste and Recycling facilities) reads:

No development shall take place until a detailed scheme for the provision of refuse and waste storage, and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to the first occupation of the development and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

Pursuant to condition 5 the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within front garden for easy collection access. The number of bins is considered appropriate for the development. The design and its position are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

Condition 8 (Location of water butt) reads:

No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

Pursuant to condition 8, details have been submitted in respect of condition 8. The Council's Climate change officer has reviewed the document and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS