



# Officer Report

|                            |                                                                                                                                                                                                                                                                   |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/1970</b>                                                                                                                                                                                                                                              |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                                                                                                                                                |
| <b>Address:</b>            | Parma House, Clarendon Road Off Coburg Road,<br>Wood Green, London, N22 6UL                                                                                                                                                                                       |
| <b>Proposal:</b>           | Approval of details pursuant to Condition 3 (balcony, window, and external door details) of planning permission ref. HGY/2025/3439, granted on 4 February 2026, for alterations to the building façades to incorporate balconies on the exterior of the building. |
| <b>Case Officer:</b>       | Neil McClellan                                                                                                                                                                                                                                                    |
| <b>Valid Date:</b>         | 13/07/2026                                                                                                                                                                                                                                                        |
| <b>Applicant:</b>          | I Gross                                                                                                                                                                                                                                                           |
| <b>Agent:</b>              | Stephen Birrell                                                                                                                                                                                                                                                   |

## **RECOMMENDATION**

### **Approve**

#### **1. APPROVED DEVELOPMENT**

Proposed alterations to the building facades to incorporate balconies to the building's exterior.

This permission was a variation of previous approvals HGY/2024/1496, HGY/2024/1521, HGY/2024/2206, HGY/2024/2372 for the change of use of the building to mixed residential/commercial use, new roof top development and other external alterations.

#### **2. ANALYSIS/ASSESSMENT**

Condition 3 reads:

Notwithstanding the plans hereby approved, prior to the commencement of buildings works, detailed drawings, including sections, material specification, including samples where necessary, to confirm the detailed design, materials and appearance of all new balconies and associated fixings, new and replacement windows and external doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at an appropriate scale shall be submitted to and approved in writing by the Local Planning Authority.

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.

#### **Submitted Details & Assessment**

Pursuant to condition 3 the applicant has submitted external elevations of the building with the proposed changes, along with smaller scale drawings detailing replacement windows showing, balconies and balcony doors., including sectional details

A schedule of the proposed external materials has also been submitted.

The following is proposed:

- Crittal style double glazed balcony doors, frame colour black to match existing.
- Crittal style double glazed windows, frame colour black to match existing.
- White ventilated render wall to match the relationship of the existing white framing against the white painted brick facades.
- Black painted metal railings to balconies with Steel Hollow Section supporting columns.
- Continuing curtain walling and exposed light grey steel frame.
- Black powder coated aluminium soffit and fascia.
- Existing brickwork to be cleaned.
- Existing concrete lintels /frame to be clean and made good, painted in white to match the existing colour.

The proposed materials, new balcony design and replacement window design are considered to compliment and respect the existing appearance and character of the building. Offices are satisfied that the proposed external treatment of the building will ensure that its conversion to mixed commercial/residential use, granted prior approval under previous consents and the approved addition of external balconies already granted planning permission subject to this condition, will have an acceptable appearance.

The submitted details are considered to meet the requirements of the condition.

### **3. RECOMMENDATION**

GRANT DISCHARGE CONDITION.