

# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/1404</b>                                                                                                                                                                                                                                                  |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                                                                                                                                                    |
| <b>Address:</b>            | 1B Vale Road, Tottenham, London, N4 1QA                                                                                                                                                                                                                               |
| <b>Proposal:</b>           | Approval of details reserved by a Conditions 3 (Facing materials) to approved development reference HGY/2025/2075 for the demolition of single-storey bungalow. Erection of two-storey, two-bedroom dwelling with lower ground level including outdoor amenity space. |
| <b>Case Officer:</b>       | Oskar Gregersen                                                                                                                                                                                                                                                       |
| <b>Valid Date:</b>         | 18/05/2026                                                                                                                                                                                                                                                            |
| <b>Applicant:</b>          | 6                                                                                                                                                                                                                                                                     |
| <b>Agent:</b>              | Mr Shaun O'Brien                                                                                                                                                                                                                                                      |

## **RECOMMENDATION**

**Approve**

### **1. APPROVED DEVELOPMENT**

HGY/2025/2075 – Demolition of single-storey bungalow. Erection of two-storey, two-bedroom dwelling with lower ground level including outdoor amenity space.

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

#### **- Condition 3 (Materials) reads:**

No above ground works shall take place until the following details of the buildings/ structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority:

- a) Materials – Particulars and samples of the materials to be used on the external faces of the building, including the front boundary wall and gates.
- b) Elevations and architectural detailing – Elevation drawings, plans, and cross-sections at a scale of 1:20, including typical details of fenestration, entrances, and the front boundary wall and gates.
- c) Brickwork articulation – Details of any decorative brickwork features, copings, or special brickwork elements.
- d) External fixtures and plant – Details and locations of downpipes, rainwater pipes, foul pipes, external vents, and screening for the roof-mounted Air Source Heat Pump.

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed , consistent with Policy SP11 of the Haringey Local Plan (2017) and Policies DM1 & DM12 of The Development Management DPD (2017).

Pursuant to condition 3, details have been submitted in respect of the proposed materials as per the condition, with renders showing the proposed brickwork, render, windows and doors etc. The details submitted are considered acceptable and in line with the intentions of the condition.

### **3. RECOMMENDATION**

#### **GRANT DISCHARGE**

It is considered that sufficient information has been submitted in support of this application to discharge condition 3. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.