



Officer Report

Application Number: HGY/2026/2120
Application Type: Approval of details reserved by a condition
Address: Lionel House, Palmerston Road, Wood Green, London, N22 8QN
Proposal: Approval of details reserved by conditions 3 (Materials), 4 (Cycle storage), 5 (Refuse storage), and 7 (Construction Method Statement) attached to planning reference HGY/2026/0574.
Case Officer: Daniel Boama
Valid Date: 24/07/2026
Applicant: Mr Richard Taube
Agent: Ms Sanya Chadha

RECOMMENDATION

Approve

1. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2026/0574 – Prior approval for: New dwellinghouses on detached blocks of flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A. Resubmission of approved application reference HGY/2022/4426, for erection of one additional floor to provide 3 self-contained flats (3 x 1B1P) with balconies above the existing block of flats at Lionel House. Approved on 12 June 2026.

2. ANALYSIS/ASSESSMENT

Condition 3 reads:

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 and porches 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 balustrading;*
- g) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;*
- h) Details of cycle, refuse enclosures and plant room; and*
- i) 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 conditions 3, the applicant has provided the information and drawings described below in respect of the above referenced condition:

- Window section image for Casement Windows
- Proposed Elevations, Roof Plan and Balustrade details drawings
- Details of the external stud wall and window frame (side, top, and bottom), and details of the flat roof and external stud wall junction and gutter junction drawings

Following discussions with the Design Officer the following was request:

- Change the colour of the windows from white to grey to match balustrade
- Details on how the cladding joins the roof at the eaves, and how does it meets the white rendered band below
- Details of the flashing detail – aluminium coping that sits on top of the render, for purposes of functioning, matching the grey balustrade, and aluminium coping to go along each elevation
- Where the coping would be positioned along the edges of the bronze roof

Following further discussions with the Design Officer after these details were provided on 1st September 2026, the considered the details acceptable, in particular, the grey window frames, and sound flashing detail to where the metal cladding meets the rendered band, and a coping to the metal cladding. The above condition can be discharged.

Condition 4 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 4 cycle parking spaces for users of the development, 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.

Condition 5 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 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 5.17 of the London Plan 2021.

Following receipt of the latest bin storage details on 18th September 2026, which provides separate facilities for the storage of residual waste and dry mixed recycling, the Waste Management Officer's comments considers the details to be acceptable.

Condition 7 **should** read:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors*
- b) loading and unloading of plant and materials*
- c) storage of plant and materials*
- d) programme of works (including measures for traffic management)*
- e) provision of boundary hoarding behind any visibility zones*
- f) wheel washing facilities: have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.*

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Details for Conditions 4, 5 and 7

Pursuant to conditions 4, 5, and 7, the applicant has provided the following details:

- Bike storage Floor Plans and Elevation
- Refuse storage Floor Plans and Elevations
- Construction Method Statement dated February 2026

Following discussions with the Transportation Officer details of the weatherproofing for the cycle storage were requested, details of the recycling storage facility were requested, and the Construction Method Statement required further amendments.

Revisions were provided for the bike storage and refuse storage on 18th September 2026, and a revised Construction Method Statement was provided on 22nd September 2026. Following receipt of these additional details and revised document, the Transportation confirmed that it addresses all the outstanding transport concerns. Therefore, conditions 4, 5, and 7 can be discharged.

3. RECOMMENDATION

GRANT DISCHARGE OF CONDITIONS 3, 4, 5, and 7.