



Officer Report

Application Number:	HGY/2023/2264
Application Type:	Approval of details reserved by a condition
Address:	118 Stapleton Hall Road, Hornsey, London, N4 4QA
Proposal:	Approval of details pursuant to condition 3 (External Materials), Condition 4 (Window and Door Details & Schedule), Condition 7 (Cycle Store Details) and Condition 9 (Construction Management and Logistics Plan) of planning application HGYP/2023/1084.
Case Officer:	Cameron Sturges
Valid Date:	21/08/2023
Applicant:	Mike Ashe
Agent:	Rupert Eveleigh

RECOMMENDATION

Approve

GRANT DISCHARGE OF CONDITIONS

1. APPROVED DEVELOPMENT

HGY/2023/1084 - Two storey rear extension, roof conversion with side and rear dormer windows and subdivision of the property into 4 self-contained flats.

2. CONSULTATION RESPONSE

LBH Conservation – No objections, revised plans have been submitted to the satisfaction of LBH Conservation. Conditions 3 and 4 can therefore be discharged.

LBH Transportation – No objections, revised plans have been submitted to the satisfaction of LBH Transport. Conditions 7 and 9 can therefore be discharged.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to commencement of the development hereby approved, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for: brickwork, tiling, cladding, stonework, render finishes, railings and brick walls. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Condition 4 reads:

Prior to commencement of the development hereby approved, detail drawings of proposed windows at a scale of 1:10 or 1:5 including lintels and reveals and finishes shall be submitted to and approved in writing by the Local Planning Authority.

Condition 7 reads:

No development shall take place until 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 7 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Condition 9 reads:

Prior to commencement of the development hereby approved, a Construction Management Plan (CMP) or Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP or CLP shall detail the programme of works and provide details in respect of: the construction traffic movements, material/plant storage areas and details of necessary suspended car parking spaces. Thereafter, the development shall be implemented in line with the approved details throughout the project period.

Pursuant to condition 3, the applicant has submitted a schedule of all the proposed external finishes and materials. In relation to condition 4, detailed drawings have also been submitted of the proposed window drawings. The applicant has submitted revised plans which has been considered acceptable from the Council's Senior Conservation Officer. The details are thus considered acceptable for the purposes of discharging Conditions 3 and 4.

Pursuant to condition 7, the applicant has provided a minimum of 8 cycle spaces, in excess of the required 7 cycle spaces. The plans also provide the type and location of the secure and covered cycle parking facilities. Pursuant to condition 9, the applicant has provided a Construction Management and Logistics Plan. The Council's Senior Transport Planner has considered the plans as acceptable and the details are thus considered acceptable for the purposes of discharging conditions 7 and 9.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITIONS.