

Officer Report

Application Number:	HGY/2023/2557
Application Type:	Approval of details reserved by a condition
Address:	31 Priory Gardens, Hornsey, London, N6 5QU
Proposal:	Approval of details pursuant to conditions 3 (window/door details) and 4 (external materials) attached to planning permission HGY/2023/0845.
Case Officer:	Ben Coffie
Valid Date:	25/09/2023
Applicant:	Mr H. Blaxland
Agent:	Mr - Vollmer-Koenig

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Creation of a small single storey side infill extension on the ground floor, new window to side elevation, two new velux to rear roof slope and two replacement windows to front elevation.
Approved date- 14/07/2023.

ANALYSIS/ASSESSMENT

Condition 3

Prior to installation, a schedule of drawings that show details of all proposed windows, doors and rooflights, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Condition 4

Prior to commencement of above ground works/installation, specifications of all external finish materials shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason: In order to ensure a satisfactory appearance for the proposed development, to safeguard the visual amenity of neighbouring properties and the appearance of the locality consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

The applicant has submitted details of materials and of windows and doors as required by the above conditions. The submitted details have been reviewed by the conservation Officer and are considered acceptable. Therefore no objections are raised against the discharge of the above conditions.

As such it is considered that sufficient information has been submitted in support of this application to discharge conditions 3 and 4. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

RECOMMENDATION

GRANT DISCHARGE