



Officer Report

Application Number:	HGY/2023/2694
Application Type:	Approval of details reserved by a condition
Address:	Land between 145-147 Downhills Way, London, N17 6AH
Proposal:	Approval of details reserved by a condition 7(Materials) attached to planning reference HGY/2021/3223
Case Officer:	Sarah Madondo
Valid Date:	10/10/2023
Applicant:	Mr Singh
Agent:	Mr Manpreet Matharoo

RECOMMENDATION

Approve

Site and Surroundings

The application site is comprises of two lands that are part of existing properties at Nos. 145 and 147 Downhills Way. The land at No. 145 has been used as an ancillary area for the existing property, partially used as a garden and with some storage units built towards the rear. The land at No. 147 is covered with hardstanding and collection cars have been stored by the applicant here. A large structure has previously been erected towards the left and rear sides. The site has an east-west orientation and is neighbouring towards west the culvert of Moselle River, which is being in use as a secondary access for the properties on Downhills Way. The site is easily accessible and has both pedestrian and vehicle accesses from Downhills Way. Car access is provided through the existing driveways off Downhills Way, one servicing the land at No. 145 and a second one the land at No. 147. The site is not located within a Conservation Area, nor it comprises of any listed or locally listed buildings.

APPROVED DEVELOPMENT

HGY/2021/3223- Erection of 4 x Detached Three Bedroom Dwelling Houses, with on-site parking, waste and cycle storages.

ANALYSIS/ASSESSMENT

Condition 3 reads:

Details and samples of all facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure work of the relevant phase commencing on site. The details and samples shall include:

- a) Facing Brickwork(s); sample panels of proposed brickwork to be used showing the colour,*
- b) texture, pointing and perforated brickwork and boundary walls shall be provided;*

- c) window reveals, soldier courses and balconies (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all new external windows and doors at a scale of 1:10);*
- d) Zinc cladding;*
- e) Metal sheet cladding including perforated pattern;*
- f) Roof capping;*
- g) Doors; timber doors and aluminium entrances/screens;*
- h) Aluminium/timber composite window treatment;*
- i) Canopies;*
- j) Timber screens;*
- k) Balustrades;*
- l) Balcony materials;*
- m) Roofing materials;*
- n) down pipes, rainwater pipes or foul pipes*
- o) Any other external materials to be used.*

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

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the samples submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 7 the applicant has provided drawings and sample materials as follows:

Roof level cladding

GreenCoat PLX cladding in RAL 8004

Brick Red Facing bricks to be Ibstock New Ivanhoe Cream

Featured projecting bricks to be Ibstock New Ivanhoe Cream

Cladding around main entrance to be Cladco Composite Cladding Boards in Redwood

All glazing to be Aluminium in RAL 7016 Anthracite Grey

All doors to be Aluminium in RAL 7016 Anthracite Grey

Canopy & balcony fascia/soffit to be Aluminium in RAL 7016 Anthracite Grey

Copping to be Aluminium in RAL 7016 Anthracite Grey

Balcony balustrade to be CRL Taper-Loc Glass with Aluminium Base show & Handrail

The materials closely match the approved materials therefore, the applicant has submitted sufficient information in support of this application to discharge condition 7.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 7. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.