



Officer Report

Application Number:	HGY/2023/2719
Application Type:	Approval of details reserved by a condition
Address:	42 Bancroft Avenue, Hornsey, London, N2 0AS
Proposal:	Approval of details pursuant to condition 3 (materials), 6 (carbon offset payment), and 10 (green roof details) attached to planning permission HGY/2022/1115.
Case Officer:	Nathan Keyte
Valid Date:	10/10/2023
Applicant:	Mrs Tulika Byce
Agent:	Mr Michael Betts

RECOMMENDATION

Approve

ORIGINAL APPLICATION

Ref: HGY/2022/1115 Demolition of the existing garage on land to the rear of the host dwelling and its replacement with a part single / part 2-storey 1-bedroom / 2-person dwelling.

ANALYSIS/ASSESSMENT

Condition 3 (Materials) reads:

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced.

Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity 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.

Assessment

A materials schedule has been provided noting the colour and type of materials to be used on external surface. Of note within the Officer's report for the original permission it was stated:

The proposed materials include timber cladding to the upper floor. The darker shading suggested may appear out of keeping with the remainder of the area and therefore the final full set of materials is proposed to be conditioned. A lighter shade of durable weather resistant timber cladding is encouraged.

The asbuilt examples provided within the schedule of materials shows the external cladding to be a lighter colour than what is indicated on the plans, and is therefore considered to be acceptable.

The brick work is shown to be a dark blue brick, and windows a dark grey aluminium, which matches the approved plans.

Condition 6 (Carbon offset payment) reads:

No development works shall take place until a Unilateral Undertaking has been completed and submitted to the Local Planning Authority securing a payment of £2,137.50 to fund offsetting the remaining carbon emissions from this development.

Reason: In the interest of climate change and to help achieve zero carbon development across the borough and in compliance with Local Plan Policies SP4 and DM21.

Assessment

Payment of the requirement amount has been received.

Condition 10 (Green roof details) reads:

Prior to above ground works, details of a scheme for a 'green' / living roofs for the flat roof in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy G5 of the London Plan 2021 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017 and Policies DM21 and DM12 of The Development Management DPD 2017.

Assessment

Details have been provided for a sedum blanket roof, involving 12 species of sedum to be sown. A maintenance schedule has been provided, including details of requiring 4 inspections per year, fertilization twice a year, a note to ensure watering of the roof in times absent of rainfall, in addition to weeding instructions. An amended roof plan was provided to confirm that the green roof will cover both first and second storey roofs.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS