



Officer Report

Application Number:	HGY/2023/3182
Application Type:	Approval of details reserved by a condition
Address:	Land adjoining Remington Road and Pulford Road, London, N15
Proposal:	Approval of details reserved by a Condition 3 (Materials and Elevations) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.
Case Officer:	Daniel Boama
Valid Date:	27/11/2023
Applicant:	Butcher
Agent:	Mr Colin Butcher

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2882 – Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities – Granted permission on 09/6/2022.

2. Consultation Response

LBH Urban Design Officer: No objection

3. ANALYSIS/ASSESSMENT

Condition 3 reads: *Materials and Elevations*

Prior to the commencement of buildings works above ground, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevation treatment;
- b) Detailing of roof and parapet treatment;
- c) Windows and doors (including plan, elevation and section drawings indication 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 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.

The applicant has provided the information described below in respect of the above referenced condition:

- Remington Road - Facade Materials Statement-P8
- Remington Road- Facade Materials Schedule_P9
- RER-DAR-XX-XX-DR-A-0112 C2 Site Location Plan
- RER-DAR-XX-XX-DR-A-0400-C2 Facade Sample Panel
- RER-DAR-ZC-XX-DR-A-0010DWG -P11- Proposed elevation AA
- RER-DAR-ZC-XX-DR-A-0011DWG -P12- Proposed elevation BB - Pulford Road
- RER-DAR-ZC-XX-DR-A-0012DWG -P9- Proposed elevation CC
- RER-DAR-ZC-XX-DR-A-0013DWG -P10- Proposed elevation DD
- RER-DAR-ZC-XX-DR-A-0014DWG -P9- Proposed elevations EE and FF
- RER-DAR-ZE-XX-DR-A-0017DWG -P10- Proposed elevations KK and LL
- RER-DAR-ZE-XX-DR-A-0018DWG -P9- Proposed elevations MM and NN
- RER-DAR-ZE-XX-DR-A-0019DWG -P8- Proposed elevations OO and PP
- RER-DAR-ZW-XX-DR-A-0015DWG -P10- Proposed elevations GG and HH
- RER-DAR-ZW-XX-DR-A-0016DWG -P9- Proposed elevations II and JJ

Pursuant to condition 3, details have been submitted in respect of external materials and elevations. The Council's Officer has reviewed the above documentation, and deemed the details submitted are considered acceptable and in line with the intentions of the condition.

The materials to be used are considered acceptable in the context of the approved plans and the design of the scheme, as such ensuring the development will assimilate within its surrounding context.

4. RECOMMENDATION

GRANT DISCHARGE

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