



Officer Report

Application Number:	HGY/2023/1373
Application Type:	Approval of details reserved by a condition
Address:	Bloomfield Court, Bloomfield Road, Hornsey, London, N6 4ES
Proposal:	Approval of details pursuant to Condition 3 (Materials) attached to Planning permission reference HGY/2022/2332.
Case Officer:	Matthew Gunning
Valid Date:	23/05/2023
Applicant:	Mr Joe Griffin
Agent:	Mr Ciarán Treanor

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/2332 - Additional single storey roof extension to accommodate 4 x 1 bedroom flats. – Approved 11/05/23

2. ANALYSIS/ASSESSMENT

Condition 3 reads: The construction of the new roof hereby approved shall be carried out with the use of salvaged tiles from the existing roof, prioritised for use on street facing elevation with the new roof tiles to match in size, colour, texture and profile those of the reclaimed tiles, along with the other materials to be used in the construction of the external surfaces of the development to match those of the existing building.

As such no development shall take place until full details of the following, including drawings where appropriate, have been first submitted to and approved in writing by the Local Planning Authority.

- a sample of the new roof tiles to match in size, colour, texture and profile those of the existing roof;
- details of new rainwater goods;
- a new cycle storage facility (to accommodate bicycles for the existing flats alongside the spaces required for the 4 additional flats);
- design of the extended refuse and recycling bins enclosure;
- details of a central dish/aerial system for receiving all broadcasts for the new residential units created.

Only the approved materials and details shall be implemented and retained thereafter.

Reason: In order for the Local Planning Authority to retain control over the exact materials and detail to be used and 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.

Pursuant to condition 3, details have been submitted in respect of materials, refuse and recycling bins enclosure; cycle storage and a central dish/aerial system etc. 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.

3. RECOMMENDATION - GRANT DISCHARGE