

Application Number:	HGY/2023/3071
Application Type:	Approval of details reserved by a condition
Address:	108, Vale Road, London N4 1TD
Proposal:	Approval of details reserved by a condition 5b(Detailed drawing of doors, windows,roller shutter doors, external stairs, walkways,building corners, roof eaves, ridges and parapets) attached to planning reference HGY/2022/0044
Case Officer:	Sarah Madondo
Valid Date:	14/11/2023
Applicant:	.
Agent:	Rebecca Neil

RECOMMENDATION

Approve

Proposed development

Approval of details reserved by a condition 5b(Detailed drawing of doors, windows,roller shutter doors, external stairs, walkways,building corners, roof eaves, ridges and parapets) attached to planning reference HGY/2022/0044

Site and Surroundings

The site is currently occupied by approximately 130 storage containers associated with 'Storage for London', as well as hardstanding areas used for vehicle parking. This land is located on the southern side of Vale Road, with four existing access points available from this road into the site. Directly to the northeast is the Florentia Clothing Village, and this is in the same ownership as the application site. The Florentia Clothing Village comprises a mix of uses, including: light industrial, office and residential. Neighbouring to the south-west of the site is the former Maynards Factory, which is in commercial and industrial use. The immediate surroundings are predominantly made up of premises in commercial or industrial use, although some of the nearby buildings are also in residential use. There are no statutorily listed buildings within or nearby to the site, and the land is not within a Conservation Area. However, several locally listed buildings are situated directly to the south-west, including: the Maynards building and No 102 Vale Road.

APPROVED DEVELOPMENT

HGY/2023/0044 - Application for full planning permission for a comprehensive redevelopment of the site to provide four buildings comprising flexible light industrial floorspace (Class E) and storage and distribution units (Class B8), together with car and cycle parking, plant and all highways, landscaping and other associated works.

ANALYSIS/ASSESSMENT

Condition 5b reads

5b) Detailed drawings at a scale of 1:20 or 1:10 of: doors, windows, roller shutter doors, external stairs, walkways (including their columns, decks and balustrades), building corners, roof eaves, ridges and parapets. The development shall thereafter 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 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.

Pursuant to condition 5b, the applicant has submitted samples of materials and plans which the design officer has reviewed and advised and sufficient information has been submitted for the purposes of discharging condition 5b. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 5b. The recommendation is therefore one of approval to discharge the condition as sought by this planning application

Informatives:

The applicant is reminded that the following conditions remain outstanding:

6,7,9,11,12b,13,14,15,16,17,19,20,21,22,23,24,25 & 26