

Officer Report

Application Number:

HGY/2023/2787

Application Type:

Approval of details reserved by a condition

Address:

Garages, Partridge Way, Wood Green, London

Proposal:

Approval of details pursuant to condition 28 (facing materials) attached to planning permission HGY/2021/2075 granted on 21/03/2022 for the Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.

Case Officer:

Ben Coffie

Valid Date:

16/10/202

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Applicant:

Mr Lorenzo Maria Centioni

Agent:

RECOMMENDATION

Approve with Conditions

APPROVED DEVELOPMENT

HGY/2021/2075 - Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility. Approved date - 21/03/2022.

ANALYSIS/ASSESSMENT

Condition 28 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, texture, pointing and perforated brickwork and boundary walls shall be provided;
- b) 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);

- c) Metal sheet cladding including perforated pattern;
- d) Roof capping;
- e) Doors and entrances
- f) Aluminium window treatment;
- g) Canopies;
- h) Balustrades;
- i) Balcony materials;
- j) Roofing materials;
- k) down pipes, rainwater pipes or foul pipes
- l) 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 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.

The applicant has submitted a façade material schedule which was reviewed by the council's design officer and deemed acceptable. No objections are raised against the discharge of condition 28.

RECOMMENDATION

GRANT DISCHARGE

It is considered that the material information has been submitted in support of this application to discharge condition 28. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.