

Officer Report

Application Number:	HGY/2023/3015
Application Type:	Approval of details reserved by a condition
Address:	12 Bruce Grove, Tottenham, London, N17 6RA
Proposal:	Approval of details pursuant to conditions 3 (typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging) and 4 (method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings) attached to planning permission HGY/2023/0658
Case Officer:	Sarah Madondo
Valid Date:	09/11/2023
Applicant:	3
Agent:	Camilla Gersh Jemima Webb

RECOMMENDATION

Approve

Proposed development

Approval of details pursuant to conditions 3 (typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging) and 4 (method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings) attached to planning permission HGY/2023/0658.

Site & Surroundings

The site is a grade II listed property located on corner of Bruce Grove and Woodside Gardens. The property is semi detached and the site forms part of no's 1-16 group listing buildings on Bruce Grove. The Bruce Grove Conservation Area contains a mix of historic and modern buildings. The commercial townscape with range of active ground floor frontages. The site is Bruce Grove Conservation Area.

APPROVED DEVELOPMENT

HGY/2023/0658 Forecourt upgrades including resurfacing, new bin store and boundary treatment alterations.

ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to the commencement of the relevant works, a typical detail drawing, material specification and material samples of the new permeable surfacing to forecourt and new planter beds with concrete edging shall be submitted to and approved by Local Planning Authority.

Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.

Condition 4

Prior to the commencement of the relevant works, a method statement, material specification and material samples of the proposed repairs and new building works to boundary walls, piers, and railings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the expected design quality is achieved and consistent with Policy HC1 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of the Development Management DPD 2017.

Pursuant to condition 3 & 4 the applicant has submitted method statement & material specification which has been reviewed by the conservation officer who has advised that the submitted information in relation to the requirement of condition 3 & 4 is sufficient. Therefore, 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 details of the materials in support of this application to discharge condition 3 & 4. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.