



Officer Report

Application Number:	HGY/2023/2846
Application Type:	Approval of details reserved by a condition
Address:	Flat C, 32-34 Highgate High Street, Hornsey, London, N6 5JG
Proposal:	Approval of details pursuant to conditions 3 (window details), 4 (Material Samples) and 5 (Material Specification) attached to planning permission HGY/2023/0960 granted on 13/10/2023 for the proposed installation of three rooflights and enlargement of existing rear dormer window.
Case Officer:	Ben Coffie
Valid Date:	23/10/2023
Applicant:	Anton Bielecki
Agent:	

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Proposed installation of three rooflights and enlargement of existing rear dormer window – approved on 13 October 2023

ANALYSIS/ASSESSMENT

Condition 3

Prior to the installation of the new windows further details of the proposed windows including materials, finish, joinery details and detail sections at a scale of 1:10 or 1:5 of the windows' cills, reveals, jambs, lintels and glazing bars. Details shall adequately demonstrate the relationship and any interaction and connections with the existing rafters. The details shall be submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Condition 4

No works on the exterior of the building shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been approved

in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

A schedule of the materials to be use and their specification should be submitted in writing to the LPA. Arrangements should be made for the viewing of the samples on site.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Condition 5

Prior to the installation of the insulation, details of the proposed material specification for the insulation shall be submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those details.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

The applicant has submitted details of material specification and of windows as required by the above conditions. The submitted details have been reviewed by the conservation Officer and are considered acceptable. Therefore, no objections are raised against the discharge of the above conditions.

As such it is considered that sufficient information has been submitted in support of this application to discharge conditions 3, 4 and 5. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

RECOMMENDATION

GRANT DISCHARGE