



Officer Report

Application Number:	HGY/2023/2877
Application Type:	Approval of details reserved by a condition
Address:	Stanhope Road Bridge, Stanhope Road, London, N6 5DE
Proposal:	Approval of details pursuant to condition 3 (materials and finishes) attached to planning permission HGY/2021/2718.
Case Officer:	Eunice Huang
Valid Date:	24/10/2023
Applicant:	Sam Neal
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2718 – Construction of a new footbridge with associated ramp, stepped access, and landscaping, involving demolition of the existing bridge – Approved with conditions 09/12/2021.

2. CONSULTATION RESPONSE

LBH Conservation

There is no objection to the proposed external materials and finishes for the footbridge, abutments, ramps, steps and railings. It is acknowledged that the proposed material palette and decorative pattern of the concrete abutments have been developed in consultation with the local resident and conservation groups. The chosen palette has been selected to reference the historic and landscape setting of the bridge as part of the Parkland Walk. The application is fully supported from the conservation stance.

3. LOCAL REPRESENTATIONS

3.1 Public consultation was not required for this application for the discharge of conditions, pursuant to Haringey Statement of Community Involvement 2017.

3.2 Representations were received from Highgate CAAC, raising the following issues:

- Submitted images are not consistent with non-material amendment (NMA) application HGY/2023/2878. (*Officer comment: The NMA application is being considered separately to the discharge of this conditions for materials and finishes.*)
- Objection to change in the selected deck surfacing and stair materials

- Highway Level Railings should be painted invisible green consistent with all the other railings.

4. ANALYSIS/ASSESSMENT

Condition 3

Condition 3 reads:

No development shall take place on site until samples of all external materials and finishes to be used on the footbridge have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Assessment

The applicant has submitted samples of the external materials and finishes to be used on the footbridge. This includes:

- Concrete abutment and wing walls – Coloured reinforced concrete finished with scalloped surfacing – Hatcrete Colourmix in Saddle colour.
- Steel super-structure – Painted RAL 6009
- Deck surfacing – Antislip resin bonded aggregate (1-3mm) coating in Britany Bronze colour
- Wall treatment for ramp – Irish buff sandstone – colour to match warm brown hues of ‘saddle’ concrete.

The submitted details have been compiled in consultation with the conservation and design officers. The materials and finishes are considered satisfactory for the discharge of Condition 3.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION