



Planning Service
 6th Floor, River Park House, 225 High Road, Wood Green, London, N22 8HQ
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Website: www.haringey.gov.uk/planning-and-building-control
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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land Rear Of 2-14

Address Line 1

Kerswell Close

Address Line 2

Tottenham

Address Line 3

Haringey

Town/city

London

Postcode

N15 5RP

Description of site location must be completed if postcode is not known:

Easting (x)

533088

Northing (y)

188511

Description

Applicant Details

Applicant Details

Name/Company

Title

Ms

First name

Margaret

Surname

Osuhon

Company Name

Selsdon building contractors

Address

Address line 1

Twin Bridges Business Park, Unit 10, 232 Selsdon Road, South Croydon, CR2 6PL

Address line 2

Address line 3

Town/City

Croydon

County

Country

United Kingdom

Postcode

CR2 6PL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Redevelopment of the car park, commercial unit and open space at the junction of Kerswell Close and St. Ann's Road and provision of 25 new Council rent homes and an Adult Care Hub in two, four and five-storey buildings. Provision of associated amenity space, including new landscaping, refuse/recycling stores and play space, cycle and refuse/recycling stores and wheelchair parking spaces, and enhancement of existing amenity space within the Kerswell Close Estate.

Reference number

HGY/2022/2250

Date of decision (date must be pre-application submission)

11/04/2024

Please state the condition number(s) to which this application relates

Condition number(s)

Planning Condition 3 : Detailed Drawings (B,E,G,H,I)

Prior to the commencement of above ground works detailed drawings (including sections) to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;
 - c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
 - d) Details of entrances and porches which shall include a recess of at least 115mm;
 - e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
 - f) Details of balustrading;
 - g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
 - h) Details of cycle, refuse enclosures and plant room; and
 - i) Any other external materials to be used;
- together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
- ☐ No

If Yes, please indicate which part of the condition your application relates to

3 (B,E,G,H,I)

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

b) Detailing of roof and parapet treatment;
23-1116-640 - Typical - Roof -Parapet - Details

e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;

23-1116-140 - Block - A - Elevations
23-1116-141 - Block - A - Elevations
23-1116-142 - Block - A - Elevations
23-1116-143 - Block - A - Elevations
23-1116-240 - Block - B - Elevations
23-1116-241 - Block - B - Elevations
23-1116-242 - Block - B - Elevations
23-1116-243 - Block - B - Elevations
23-1116-244 - Block - B - Elevations
23-1116-245 - Block - B - Elevations

g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;

i) Any other external materials to be used;

Please refer to Material Pallet Report

For arranging a site visit to review the sample panel please contact myself on

Margaret Osuhon

margaret.osuhon@selsdonpm.co.uk

h) Details of cycle, refuse enclosures and plant room;

23-1116-010 - Site Plan
23-1116-100 - Block - A - Substructure - Plan
23-1116-101 - Block - A - Ground - Floor
23-1116-102 - Block - A - First - Floor
23-1116-103 - Block - A - Second - Floor
23-1116-104 - Block - A - Third - Floor
23-1116-105 - Block - A - Fourth - Floor
23-1116-106 - Block - A - Roof - Plan
23-1116-199 - Block - B - Substructure - Plan
23-1116-200 - Block - B - Substructure - Plan
23-1116-201.1 - Block - B - Ground - Floor - Sheet -2 - of - 2
23-1116-201 - Block - B - Ground - Floor
23-1116-202.0 - Block - B - First - Floor - Sheet -1 - of - 2
23-1116-202.1 - Block - B - First - Floor - Sheet -2 - of - 2
23-1116-202 - Block - B - First - Floor
23-1116-203.0 - Block - B - Second - Floor - Sheet -1 - of - 2
23-1116-203.1 - Block - B - Second - Floor - Sheet -2 - of - 2
23-1116-203 - Block - B - Second - Floor
23-1116-204.0 - Block - B - Third - Floor - Sheet -1 - of - 2
23-1116-204 - Block - B - Third - Floor
23-1116-205 - Block - B - Roof Plan
23144-A-E-100_Block A Ground Floor Electricity Services Layout
23144-A-E-100_Block B Ground Floor Electricity Services Layout

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Margaret Osuhon

Date

11/04/2024