

Officer Report

Application Number:	HGY/2024/0530
Application Type:	Approval of details reserved by a condition
Address:	1A Scarborough Road, Hornsey, London, N4 4LX
Proposal:	Approval of details for conditions 3 (Materials) and 5 (Living Roof) pursuant to planning permission ref. HGY/2023/1617 granted on 18th September 2023 for the demolition of existing garages, erection of replacement side extension and modifications to boundary treatment
Case Officer:	Daniel Boama
Valid Date:	28/02/2024
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Applicant:	Mr Chris Dicken
Agent:	Mr Oliver Grimshaw

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/1617 – Demolition of existing garages, erection of replacement side extension and modifications to boundary treatment. Approved on 18/9/2023.

2. CONSULTATION RESPONSE

LBH Arboricultural Officer: No objections with the submitted details.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to commencement of works samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Stroud Green Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

Pursuant to condition 3, details have been submitted in respect of an External Materials Board by OGA Architecture dated 28th February 2024. The details submitted are considered acceptable and in line with the intentions of the condition.

The submitted plan confirms the following materials:

1. Street elevation: Traditional Brick & Stone, 65mm Kingston Mild Stock
2. Exposed architectural masonry at plinth level within site: Forticrete, Split Face Architectural Blocks

3. Cladding to Living Wing: VMZinc Pigmento Blue
4. Lime render & limewash paint to Guest & Vestibule Wings: Mike Wye Traditional Limewash "Coconut"
5. Windows: Idealcombi, Futura

These materials to be used are considered acceptable in the context of the approved plans and the design of the scheme. Therefore, it is considered that sufficient supporting information has been submitted and we are happy to recommend the discharge of Condition 3.

Condition 5 reads:

Prior to the commencement of development, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. The living roof must be planted with native flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change.

The approved living roofs shall be provided before the development is first occupied and shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Pursuant to condition 5, details have been submitted in respect of Extensive Green Roof System XF 301 lightweight sedum system by Bauder Ltd submitted on 28th February 2024. The submitted document confirms the contents of the extensive lightweight sedum system, which are sedum blanket, drainage trim, drainage and protection mat, and underlying waterproofing system. The document details the characteristics of the system. The details submitted are considered acceptable and in line with the intentions of the condition.

The materials to be used are considered acceptable in the context of the approved plans and the design of the scheme. Therefore, it is considered that sufficient supporting information has been submitted and we are happy to recommend the discharge of Condition 5.

4. RECOMMENDATION

GRANT DISCHARGE

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