

Officer Report

Application Number:	HGY/2024/0390
Application Type:	Approval of details reserved by a condition
Address:	1 Mafeking Road, Tottenham, London, N17 9BG
Proposal:	Approval of details reserved by a condition 3 (Detail of external materials) attached to planning permission HGY/2022/4433.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	27/02/2024
Applicant:	4
Agent:	Mr Conor Macklin Mr Ramsey Yassa

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2024/0390 – Application for the addition of a roof covering to the existing open space and storage units, in order to improve the security of the property and create a shelter appropriate for the storage of art. (HGY/2022/4433)

ANALYSIS/ASSESSMENT

Condition 3 - (Detail details and materials of external surfaces) reads:

Design details and materials of external surfaces to be used, including locations of down pipes, and rainwater pipes Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and together with a full schedule of the exact product references for all materials. 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 and DM27 of the Development Management Development Plan Document 2017.

Pursuant to condition 3 the applicant has provided samples/details of external materials surfaces.

- Prefalz – Aluminium roof system
- Velux – Roof Light
- Timber Gate – Treated External Solid Pine.

Overall, the combination of aluminium solid roof system and white velux roof light including timber gate finish for the building are considered acceptable and respectful of the character of the area

and locality. External materials are satisfactory in relation to character of the street and adjoining properties, which retains the architectural integrity of the locality. The resulting effect create a contextual and contemporary design that will contribute positively to the character of the area and street scene and in accordance with Council's Policies DM1 and DM12 of adopted Development Management DPD.

The submitted details are satisfactory and as such, the submitted information fulfills the requirements of the condition.

RECOMMENDATION

APPROVE DETAILS