



Officer Report

Application Number: HGY/2024/0562
Application Type: Approval of details reserved by a condition
Address: 746-748 Lordship Lane, Wood Green, London, N22 5JP
Proposal: Approval of details reserved by a condition 3 (Details of external materials), condition 4 (Detail of secure cycle parking facilities) and condition 6 (Method of Construction Statement) attached to planning permission HGY/2023/0057.
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 04/03/2024
Applicant: Mr M TOPKAYA
Agent: Mr ALI KOSELE

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/0057 – Conversion of offices on the first and second floor into 4no residential units incorporating extensions to the rear.

ANALYSIS/ASSESSMENT

Condition 3 (Details of external materials) reads:

Prior to the relevant part of the works commencing, a schedule of all materials to be used in the external elevations, including sample of sash windows replacement and the invitation to view a brick sample, shall be submitted and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved materials unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory and in accordance with Policy DM1 of the adopted DPD.

Overall the proposed materials are considered to retain the original rhythm to building. The combination of yellow reclaimed bricks and roof tiles to be used for the extension are considered satisfactory and would match adjoining properties and surrounding area, which retains the architectural integrity of the locality. The resulting impact in terms of design and visual amenity is considered acceptable and in accordance with Council's Policies BD1, BD5 and SP3 of the Local Development Framework.

Pursuant to condition 3, the following materials details have been submitted in respect of condition 3 –

* Yellow Stock Facing Brick – Wienerberger Smeed Dear Weathered;

- * Panel uPVC sliding Door – Modlock Patio Liniar;
- * Mumford & Wood Timber Box Sash Window;

The combination of the Yellow Stock bricks and timber sash widow are considered acceptable and accords with general character of facing bricks to host building and in the locality and meets with the approval of the Council's Conservation Officer. The resulting impact in terms of design and visual amenity is considered acceptable and in accordance Policies DM1 and SP11.

Condition 4 (Detail of secure cycle parking facilities) reads:

Notwithstanding the drawings hereby approved details of the type and location of secure and covered cycle parking facilities for a minimum 6 cycles shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 6 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 4, details have been submitted in respect of condition 4. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. Furthermore, the council's highways section has raised no further concerns. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 6 (Detail of secure cycle parking facilities) reads:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities: have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 6, comprehensive construction method statement details have been submitted in respect of condition 6. The Council's Climate change officer has reviewed the document and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

