



Officer Report

Application Number:	HGY/2023/2676
Application Type:	Approval of details reserved by a condition
Address:	16 Highgate Avenue, Hornsey, London, N6 5SB
Proposal:	Approval of details pursuant to conditions 3 (materials) attached to planning permission HGY/2023/1626.
Case Officer:	Eunice Huang
Valid Date:	02/11/2023
Applicant:	Mrs Emily Naheta
Agent:	Mr - Madigan

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/1626 – Variation of condition 2 (approved plans) attached to planning permission HGY/2022/2184 to amend the approved scheme to revise the conservatory design, front porch and front stairs, and remove roof lanterns and solar panels. – Approved with conditions – 12/09/2023.

HGY/2022/2184 – Proposed refurbishment and extension of existing dwellinghouse to include: demolition of existing conservatory and rear garage, erection of single storey rear extension, erection of single storey side extension at lower ground floor level, installation of two new front dormers to replace existing dormer, installation of side dormer, addition of replacement front porch, replacement windows, insertion of new roof lantern, installation of solar panels and other external alterations. Installation of air source heat pumps with acoustic screens in rear garden. Alterations to front to include: erection of gates with raised piers and installation of metal balustrade along front steps. – Approved with conditions – 10/02/2023.

2. CONSULTATION RESPONSE

No consultation response was received.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

3. Prior to commencement of above ground works, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references for: brickwork, tiling, render finishes, paint finishes, limewash finishes and lead cladding. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate 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).

Assessment

The applicant has submitted details a schedule of external materials and finishes. The proposed colour palette comprises neutral shades of black, grey and stone hues, alongside red and black blue brick, and green paint for the door. The proposed materials and finishes would maintain a satisfactory appearance for the development and maintain the character of Highgate Conservation Area. No consultation responses have been received.

The details are thus considered acceptable for the purposes of discharging Condition 3.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION