



Officer Report

Application Number:	HGY/2023/3391
Application Type:	Approval of details reserved by a condition
Address:	25 Sheldon Avenue, Hornsey, London, N6 4JS
Proposal:	Approval of details pursuant to conditions 3 (materials and details) attached to planning permission HGY/2023/0078.
Case Officer:	Eunice Huang
Valid Date:	16/01/2024
Applicant:	Mr Greg Hill
Agent:	Ms Rohana Mackenzie

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/0078 – Demolition of the existing garages and construction of a single 6-bedroom family dwelling and associated works. – Approved with conditions 08/06/2023.

HGY/2023/1914 – Non-Material Amendment to planning permission HGY/2023/0078 to amend description of the development and amend Condition 3 to make reference to re-use of materials. – Approved with conditions 30/08/2023.

HGY/2023/2097 – Non-Material Amendment to planning permission HGY/2023/0078 to demolish existing front façade, amend proposed front façade, amend roof form and raise ridge level over north-eastern wing, amend part-pitched roof over ground floor to a flat roof, amend second floor dormer windows, add first floor window on north-east elevation and internal alterations. – Approved with conditions 08/11/2023.

2. CONSULTATION RESPONSE

LBH Conservation

Materials: The red bricks and the pointing in the brick sample panel is acceptable. A mix of the Hastings medium red (metric) and Guestling Red (metric) with pointing and in Flemish bond to match the sample panel would be acceptable. The Hastings dark red (metric) could also be used in the mix.

The proposed roof tile and lead, and other materials in the specification are acceptable.

Window Details: Generally the window details, including dormers are acceptable, except for the glazing bars which are plant on and on a thick double glazing depth. This detail should be amended so that the glazing are integral and frame the panes, or with a suitably coloured to match spacer bar.

3. ANALYSIS/ASSESSMENT

Condition 3

Condition 3 reads:

The following details shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced:

- *Material specification and material samples of new roof tiles to entire roof.*
- *Material specification and material samples of new bricks to entire building and new front wall, including details of the use and extent of bricks from the existing building in the new front elevation.*
- *Detailed design drawings to scale 1:20 and material specification of proposed dormers to both front and rear elevations.*
- *Detailed design to scale 1:20 and material specification of new standing seam roof to rear elevation.*
- *Detail drawings of typical replacement and new window types to scale 1:10 and related material specification.*
- *Detail design drawings to scale 1:10 and material specification of new pedestrian gate and new sliding gate to garage entrance.*
- *Landscape design drawings to scale 1:50 of both front yard and rear garden to include boundaries with rear gardens at Nos 23 and 27 Sheldon Avenue.*

Samples should be submitted with a schedule of the exact product references.

Assessment

The applicant has submitted the following information:

- A schedule of materials of finishes, including specifications and physical brick samples
- Detailed drawings of dormers, standing seam roof, windows and gates
- Landscape design drawings

The proposed materials and details are of a satisfactory quality, which maintain the character of the conservation. The brick composition would be 40% Hastings Medium Red, 20% Hastings Dark Red, and 40% Guestling Red, which is consistent with the comments from LBH Conservation. The window details have been amended to include a matching spacer bar for the glazing bars.

The landscape design includes evergreen hedge planting on the perimeter of the front garden. This is satisfactory in maintaining the landscaped quality of the street scene, and softens the appearance of the site. Soft landscaping has been maximised in the rear garden, with lawn and a mix of ground cover and shrub planting, and retention of existing trees.

Highgate Conservation Area Advisory Committee submitted representations in relation to:

- Planting in front garden – Planting should be reinstated on either side of the front door.
- Paving in front garden – Trees with underplanting should be located on the boundaries to relieve views of the paved areas of the front garden.
- Front gate – The drawing does not have a scale to check that the height and width are consistent with the approved drawings. Are the piers constructed with something other than bricks? They appear too large. Samples should be required before a decision is made.
- Rear garden – Biodiversity comparison requested, alongside indigenous trees of medium to tall species would be appropriate together with bat, house sparrow boxes, etc. External lighting should be subdued and low level.

A small portion of additional planting could be included on either side of the front door. However, the boundary planting is satisfactory in softening the appearance of the site and the paving. The driveway and lightwell arrangements restrict the placement of further planting.

The front gates and fencing would have a maximum height of 2.3m, up to the capping. The material schedule includes brick for the front wall and piers.

Existing trees are retained in the rear garden. Alongside the proposed mix of ground cover and shrub planting, this is satisfactory in relation to biodiversity.

On this basis, the submitted details are satisfactory for the discharge of Condition 3.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION