



Officer Report

Application Number:	HGY/2023/3266
Application Type:	Approval of details reserved by a condition
Address:	60, Beaufoy Road, London, N17 8BU
Proposal:	Approval of details pursuant to condition 3 (design and materials) attached to planning permission HGY/2022/1093.
Case Officer:	Neil McClellan
Valid Date:	07/12/2023
Applicant:	3
Agent:	Mr Pobrati
	Mr Joel Stern

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Demolition of garage and the erection of a new two-bedroom bungalow.

ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;
- b) Detailing of roof treatment;
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors, which shall include a recess of at least 115mm;
- d) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- e) Facing Brickwork: sample panels (to be displayed on site) of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
- f) Details of cycle, refuse enclosures;
- g) Any other external materials to be used,

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 DM8 of the Development Management Development Plan Document 2017.

Assessment

Pursuant to condition 3 the applicant has submitted elevations, detailed drawings and a schedule of the materials to be used in the construction of the approved development.

The exterior walls of the development is to be white rendered, with black aluminium crittall windows and doors, reinterpreting the inter war art deco style of the adjoining row of bungalows. The treatment is considered appropriate to the form of the development and its surrounds.

The submitted details are considered sufficient and fully address the requirements of the condition.

RECOMMENDATION

GRANT DISCHARGE CONDITION.