



Officer Report

Application Number:	HGY/2023/0865
Application Type:	Approval of details reserved by a condition
Address:	44-46, High Road, London, N22 6BX
Proposal:	Approval of details pursuant to condition 3 (External Materials) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472)
Case Officer:	Valerie Okeiyi
Valid Date:	28/03/2023
Applicant:	c/o Agent
Agent:	Mr Ben Young

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development

2. CONSULTATION RESPONSE

LBH Design Officer -

So, there is no door or gate in the archway, which will therefore be an open archway into quite a deep (about 2-3m deep) sheltered "porch" off Bury Road, with cupboards shown on the walls to the left and right and a double louvred door (door 5 in the attached marked up drawings) at the "back" of the porch. I would be somewhat concerned about how secluded this porch would be (it is also in a recess between the maisonettes, shared with the car-park entrance), but if the SBD officer is clear that he or she is specifically happy with that then I would not pursue an objection. Given the depth of the porch, the louvred door will not be highly visible, therefore I consider its plain louvred design unobjectionable.

(Officers comment: Further details which shows the future provision for a gate in the archway if this area does give rise to rough sleepers has been provided. A supporting email from the SBD Officer confirms they have no objection in principle as all looks good and all agreed on the gate)

3. ANALYSIS/ASSESSMENT

Condition 3 (External Materials) of planning appeal reference APP/Y/5420/W/18/3218865 reads:

Prior to the commencement of any above ground works samples of all external facing materials have been submitted to and approved in writing by the local planning authority. Samples shall include example bricks at a minimum, combined with a schedule of the exact product references for other materials, including details of any shutters to the commercial units. The development shall thereafter be completed in accordance with the approved details.

Officers have reviewed the detailed design including materials of the vehicular/pedestrian gates onto Bury Road including the supporting email from the SBD Officer who raises no objection to the details which shows the future provision for a gate in the archway. Therefore officers are satisfied that condition 3 which was partially discharged previously under planning reference HGY/2021/3463 can be discharged in full.

To note - this application considers the vehicular / pedestrian gates only - all other materials relating to condition 3 have been assessed and approved - this particular approval will discharge condition 3 in full.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 3

Informatives:

The Applicant is advised that this consent is a partial discharge of condition 3 as it relates to the vehicular / pedestrian gates only. However, condition 3 has now been discharged in full.