



Officer Report

Application Number:	HGY/2024/1032
Application Type:	Approval of details reserved by a condition
Address:	2C Landrock Road, Hornsey, London, N8 9HP
Proposal:	Approvals of details pursuant to conditions 3 (Materials), 4 (Construction Logistics Plan), 5 (Cycle Parking) and 8 (Details of Chartered Civil Engineer) of planning permission HGY/2023/0345.
Case Officer:	Roland Sheldon
Valid Date:	12/04/2024
Applicant:	GF London Properties Limited
Agent:	Other - Design Studio Architects

RECOMMENDATION

Approve

1. SITE & SURROUNDINGS

The subject site contains vacant land to the immediate east of no. 2 Landrock Road, adjacent to no. 115 Ferme Park Road, N8. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

2. APPROVED DEVELOPMENT

Planning permission was granted for erection of a one-storey 2 no. bedroom dwellinghouse with basement development and associated amenity space, under planning reference HGY/2023/0345 on 24 October 2023.

3. ANALYSIS/ASSESSMENT

The proposal seeks approval of details pursuant to conditions 3 (materials), 4 (Construction Logistics Plan), 5 (cycle parking) and 8 (details of chartered civil engineer) of planning permission HGY/2023/0345.

Condition **3** reads as follows:

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the

interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

In support of the approval of details for the condition, the following has been submitted:

- 24020-DSA-ZZ-GF-DR-A-001
- Supporting brochures

The approved scheme indicated that the new dwelling would be largely clad in zinc cladding with large elements of casement glazing, and a brick boundary wall. Whilst samples have not been submitted, it is considered that sufficient information can be provided through plans and supporting information to demonstrate a satisfactory standard of development can be achieved, for this particular minor scheme. As such, the absence of samples is acceptable in this instance.

The submitted plans indicate 'black SIG Anthra-zinc cladding system would be used for the majority of the external face of the building. A quality buff facing brickwork 'Ibstock Functon Old Chelsea' yellow brick would be used for the boundary wall and the western flank wall and lower half of easter flank wall.

Aluminium windows and doors are proposed. The submitted details are considered to demonstrate a satisfactory standard of external finish would be secured that would respect the character and appearance of the locality. The details can therefore be recommended for approval.

Condition 4 reads as follows:

Prior to commencement of the development hereby approved, a Construction Logistics Management Plan (CLMP) shall be submitted to and approved in writing by the Local Planning Authority. The CLMP shall detail the programme of works and provide details in respect of: the construction traffic movements, material/plant storage areas and details of necessary suspended car parking spaces. Thereafter, the development shall be implemented in line with the approved details throughout the project 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) and with Policy DM1 of The Development Management DPD (2017).

In pursuance of the approval of details for the condition, the applicant has submitted the following:

- Construction Logistics Management Plan by PRP Surveying ref: 82878-01 04/04/24

The plan has been reviewed by a Council Transportation Planning Officer, who has found the document to be satisfactory for planning purposes. The details can therefore be recommended for approval in satisfying the requirements of the condition.

Condition 5 reads as follows:

No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 2 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 policies and standards set out in the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

In pursuance of the approval of details for the condition, the applicant has submitted the following:

- 24020-DSA-ZZ-GF-DR-A-002 P2

A revised set of plans indicate that space for 2 wall-mounted bicycle racks are proposed in the landing area of the new dwelling. Whilst this arrangement will occupy some of the floorspace of the new dwelling, in the circumstances on a constrained site of this nature, the proposed means of bicycle storage provision is considered to be a satisfactory solution.

Condition **8** reads as follows:

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

In pursuance of the discharge of the condition, the applicant has submitted the following:

- Email from PRP consulting engineers & surveyors
- Letter from PRP civil and structural engineers dated 4th March 2024

The submission has been reviewed by the acting head of the Building Control, who has confirmed that the company are chartered structural engineers.

The details are therefore deemed acceptable.

4. RECOMMENDATION – APPROVE DETAILS PURSUANT CONDITIONS

The submitted information is considered to satisfy the requirements of conditions 3, 4, 5 and 8 of planning permission HGY/2023/0345. The details can therefore be recommended for approval.