

Officer Report

Application Number:	HGY/2024/1030
Application Type:	Approval of details reserved by a condition
Address:	Land adjacent to 318A White Hart Lane, White Hart Lane, London, N17 8LA
Proposal:	Approval of details reserved by a condition 3E,H,K ,I(Samples of all facing materials) attached to planning reference HGY/2020/1322.
Case Officer:	Sarah Madondo
Valid Date:	12/04/2024
Applicant:	Mr Connor Spaans
Agent:	Mr Samuel Bowman

RECOMMENDATION

Approve

Proposed Development

Approval of details reserved by a condition 3E,H,K ,I(Samples of all facing materials) attached to planning reference HGY/2020/1322.

Site & Surroundings

The site is the land adjacent to 318a White Hart Lane, the site faces South onto White Hart Lane and West onto Weir Hall Road. Opposite the site is Tottenham Cemetery, which lies within the Tottenham Conservation Area. The site itself lies outside the Conservation Area. The site has very good access to transport links such as White Hart Lane Overground Station to the east, linking the site to Liverpool Street, Central London, Enfield and Cheshunt to the north. The area is residential in character comprising of two-storey pitched roof terraced housing.

APPROVED DEVELOPMENT

HGY/2020/1322 Erection of a new residential building providing 6 dwellings with associated private and communal amenity space, refuse/recycling and bicycle store.

ANALYSIS/ASSESSMENT

Following a partial discharge of condition 3 under reference HGY/2022/0767, the applicant has submitted an application to discharge the remaining materials
Condition 3 Parts E - Metal sheet cladding including perforated pattern, H - Aluminium/timber composite window treatment, K - Balustrades, I - Balcony Materials.

Parts i - Canopies, J - Timber Screens, O are not considered relevant to the design proposal.

Condition 3 reads:

e) Metal sheet cladding including perforated pattern;

h) Aluminium/timber composite window treatment;

k) Balustrades;

l) Balcony materials;

The development shall be carried out in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development, assess the suitability of the samples submitted and to ensure a satisfactory standard of design in the interests of visual amenity, consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 3E,H,K,I, the applicant has submitted drawings which have been reviewed by the design officer, who advises that details and specified materials submitted all look well designed, appropriate, robust and durable. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application for approval of details of condition 3E,H,K & I.