



Officer Report

Application Number:	HGY/2024/0148
Application Type:	Approval of details reserved by a condition
Address:	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal:	Partial approval of details (Phase 1A only) pursuant to Condition 56 (i) (External Facing Materials – Bricks Only) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer:	John Kaimakamis
Valid Date:	18/01/2024
Applicant:	Mr Dennys Suarez
Agent:	

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Hybrid Planning Application was granted consent on 10 July 2023 for the following:

- (1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;
- (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and
- (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

ANALYSIS/ASSESSMENT

Condition 56

Condition 56 reads as follows:

“Materials (Phase 1a)

No development of any building in Phase 1A beyond the superstructure shall commence until all proposed external materials and elevational details for that Block have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:

- i) External facing materials and glazing, including sample boards of all cladding materials and finishes;*
- ii) Sectional drawings at 1:20 (or other appropriate scale) through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;*
- iii) Sectional and elevational drawings at 1:20 (or other appropriate scale) of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;*
- iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 (or other appropriate scale) and elevations of entrance doors at 1:20 (or other appropriate scale);*

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

Reason: In the interest of visual amenity.”

Pursuant to Condition 6(a) the applicant has provided the following documents:

Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing; Drawing No. N15301-KCA-ZZ-ZZ-DR-A-74000 Rev P01 – Material Sample Board – Brick Types; and Document No. N15301-KCA-ZZ-ZZ-RP-A-00845 – Brick Type Scoping Elevations dated 16 November 2023 prepared Karakusevic Carson Architects.

This information was referred to the Council’s Design Officer, who commented that the bricks were satisfactory. This followed a site visit by the Design officer who viewed sample panels of the bricks.

As such, it is considered that adequate details have been submitted to discharge Condition 56 (i) in that they relate to the bricks only of part (i) of Phase 1A only and that all other external facing materials and glazing, including sample boards of all cladding materials and finishes, as well as all details pertaining to parts (ii), (iii) and (iv) of Condition 56 for Phase 1A are still required to be submitted in accordance with the details set out in the condition. This will form an informative on any decision notice.

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION

PARTIAL APPROVAL OF DETAILS (PHASE 1A ONLY) RESERVED BY CONDITION 56(i) ATTACHED TO HGY/2022/1833.

As shown on approved drawings/documents:

Condition 56(i)

- Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing.
- Drawing No. N15301-KCA-ZZ-ZZ-DR-A-74000 Rev P01 – Material Sample Board – Brick Types.

- Document No. N15301-KCA-ZZ-ZZ-RP-A-00845 – Brick Type Scoping Elevations dated 16 November 2023 prepared Karakusevic Carson Architects.

Informatives:

INFORMATIVE

The applicant is informed that condition 6 has only been discharged in part in that they relate to the bricks only of part (i) of Phase 1A only and that all other external facing materials and glazing, including sample boards of all cladding materials and finishes, as well as all details pertaining to parts (ii), (iii) and (iv) of Condition 56 for Phase 1A are still required to be submitted in accordance with the details set out in the condition.