



Officer Report

Application Number: HGY/2023/1500
Application Type: Approval of details reserved by a condition
Address: Wood Green Social Club, 3 Stuart Crescent, Wood Green, London, N22 5NJ
Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2021/2031
Case Officer: Eunice Huang
Valid Date: 13/10/2023
Applicant: Mr Cramer / Satwick
Agent: Mr Matthew Corcoran

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2031 – Wood Green Social Club, 3 & 4, Stuart Crescent, London, N22 5NJ – Partial demolition of rear extensions and construction of 5 x part two, part three storey mews dwellings. Demolition of three storey front projection, demolition and re-construction of existing top floor of Social Club building and change of use of first floor from Community use to C3 (Residential) with balcony areas and internal re-configuration of existing 5 no. residential units within 3 & 4 Stuart Crescent and creation of an additional 9 no. residential units with associated landscaping works and parking. – Approve with Conditions – 17/06/2022

2. CONSULTATION RESPONSE

LBH Design: The submitted details look good, thoughtful and thorough, promising a durable, elegant group of buildings. However, not all notes and specifications are entirely clear. The main concern is that material samples need to be physical samples. The Southgate Red Multi is stated to match existing brickwork. It should be demonstrated that the brick is a good match against existing brickwork.

3. ANALYSIS/ASSESSMENT

Condition 3

Condition 3 reads:

3. No development shall take place until the following details and materials in relation to the buildings to be adapted and new buildings hereby permitted have been submitted to and approved in writing by the local planning authority:

- a) Details including drawings in section and elevation at a scale of 1:20 or 1:10 where appropriate, to show the proposed window frames, glazing bar detail, doors, balconies, railings and fixings, boundary walls and gates;*
- b) Samples and manufacturer's details of all materials to be used in the external surfaces of the altered buildings and new buildings, including a brick sample panel and roofing materials. The development shall thereafter be carried out in accordance with the approved details.*

Assessment

The applicant has submitted a schedule of materials and finishes, with photographs of the existing and proposed brick, and details of windows, doors, balconies, railings, fixings, boundary walls and gates. The new build houses would be constructed Weathered and coal spotted yellow handmade bricks, which would be of a satisfactory quality. Additions to the main Wood Green Social Club building would be constructed with Southgate Red Multi, which is satisfactory red brick match.

Submitted details include proposed window frames, glazing bar detail, doors, balconies, railings and fixings, boundary walls and gates; which would compose a high quality design.

The submitted details are considered satisfactory for the discharge of Condition 3.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION