



Officer Report

Application Number:	HGY/2024/0843
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ
Proposal:	Partial Approval of details pursuant to condition 3 (3h only - Samples of Material) attached to planning permission HGY/2022/2116
Case Officer:	Valerie Okeiyi
Valid Date:	25/03/2024
Applicant:	Dixon8 Ltd
Agent:	Mr Chris Boyle

RECOMMENDATION

Refuse

1. APPROVED DEVELOPMENT

Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works

2. CONSULTATION RESPONSE

N/A

3. ANALYSIS/ASSESSMENT

Part H of Condition 3 (Materials) reads:

Prior to the commencement of any above ground building, detailed drawings, including sections, to a scale of 1:20 and to confirm the detailed design and materials of the:

h) Samples of cladding, windows, roof tiles, bricks and glazing, should also be provided. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 of the Development Management Development Plan Document 2017

The only detail submitted relates to the brick sample is only an photograph form which is not acceptable as an actual sample of the material is required for assessment. Photos do not provide

adequate detailing and this is especially important given the location of the site within a Conservation Area. The samples of the cladding, windows, roof tiles and glazing of the development have also not been provided.

On this basis the application fails to comply with policies seeking to achieve a high standard of design and safeguard and enhance the visual amenities of the locality contrary to policy DM1 of the DM DPD of the Local Plan. As such the application is recommended for refusal.

4. RECOMMENDATION

REFUSE CONDITION 3h FOR THE FOLLOWING REASON:

Insufficient detail has been provided to satisfy that the development would be of a high standard of design and which would safeguard and enhance the visual amenities of the Conservation Area and the locality generally and as such is contrary to Policy DM1 of the Councils Development Management Plan DPD.

Refusal Reasons:

Insufficient detail has been provided to satisfy that the development would be of a high standard of design and which would safeguard and enhance the visual amenities of the Conservation Area and the locality generally and as such is contrary to Policy DM1 of the Councils Development Management Plan DPD.