



Officer Report

Application Number:	HGY/2024/0650
Application Type:	Approval of details reserved by a condition
Address:	819-829, High Road, London, N17 8ES
Proposal:	Approval of details reserved by Part (a) of Condition 16 (External Materials and Details – Nos. 823-827 High Road) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.
Case Officer:	Philip Elliott
Valid Date:	08/03/2024
Applicant:	Richard Serra
Agent:	Miss Hannah Cox

RECOMMENDATION

Approve

1. APPLICATION DETAILS

Reference No: HGY/2024/0650

Ward: Bruce Castle

Date received: 08/03/2024

Last amended date: 15/07/2024

Drawing number of plans:

PRINT-F3A-ZZ-ZZ-RP-A-08001 Revision P3 - Supporting Information Relating To Nos. 823-827 High Road - Condition 16 (A).

Address: 'Printworks' 819-829, High Road, London, N17 8ES

Proposal: Approval of details reserved by Part (a) of Condition 16 (External Materials and Details – Nos. 823-827 High Road) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.

Applicant: High Road West (Tottenham) Limited

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2023/2306) was granted on 04th March 2024 for: ...the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and

redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.

Previously on 31/08/2022 planning permission was granted for ...the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for a residential-led, mixed-use development comprising residential units (C3), flexible commercial, business and service uses (Class E), a cinema (Sui Generis), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to flexible residential (C3), cinema (Sui Generis), and commercial, business and service uses (Class E)

CONSULTATIONS:

Conservation Officer – No objections
Design Officer – no objections

3. ANALYSIS/ASSESSMENT

Condition 16 reads:

16) External Materials and Details – Nos. 823-827 High Road

(a) No works of demolition or alteration to Nos. 823-827 High Road shall commence until details of all proposed external materials for that building have been submitted to and approved by the Local Planning Authority. These details shall include:

- i. External facing materials and glazing, including sample boards of all cladding materials and finishes;
- ii. Sectional drawings at 1:20 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 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 and elevations of entrance doors at 1:20;

(b) Thereafter the development shall be carried out in accordance with the approved details and materials, and they shall be maintained thereafter.

REASON: To ensure that the development hereby approved is satisfactory.

Pursuant to Condition 16 the applicant has submitted supporting information relating to numbers 823-827 High Road identifying external facing materials and glazing, all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills, drawings of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores, and plans of ground floor entrance cores and entrance-door thresholds.

The applicant has not included sample boards of all cladding materials and finishes in the submission. However, the overall existing High Road building brick facade is retained. All elevations are to be carefully cleaned, restored, and reinstated and no new cladding is proposed to the High Road Buildings. Where new material is to be added to replace unsympathetic brickwork, it would be to match the existing historic masonry. This is the same with the windows to the High Road frontage with retention and repair proposed.

Given that the proposal is to repair and restore and only replace with material to match it is considered that sample boards are not required as the material and finishes to match are already in situ and the presentation of samples in this instance would be unnecessary.

The details demonstrate that the external facing materials, glazing, and finishes for the 823-827 High Road buildings would be of a high quality and would safeguard the character or appearance of the conservation area. As such, the details are acceptable and can be approved.

4. RECOMMENDATION

APPROVE EXTERNAL MATERIALS AND DETAILS – NOS. 823-827 HIGH ROAD DETAILS RESERVED BY CONDITION 16 ATTACHED TO HGY/2023/2306.

As shown on approved drawings/documents:

PRINT-F3A-ZZ-ZZ-RP-A-08001 Revision P3 - Supporting Information Relating To Nos. 823-827 High Road - Condition 16 (A).

INFORMATIVE

The applicant is advised that the Printworks scheme must be included as a rolling agenda item on the Club's existing BCLG during demolition and construction works. Information shall be presented under this item to the identified residents, businesses, and local stakeholders to satisfy the criteria listed under i-vi of Condition 46 attached to HGY/2023/2306.