



Officer Report

Application Number:	HGY/2024/0362
Application Type:	Approval of details reserved by a condition
Address:	313 The Roundway, Tottenham, London, N17 7AB
Proposal:	Approval of details pursuant to Conditions 4 (Detailed Design and Materials) and 10 (Cycle Parking) attached to Planning Permission Ref: HGY/2022/0967 dated 15 September 2023.
Case Officer:	John Kaimakamis
Valid Date:	13/02/2024
Applicant:	.
Agent:	PRATIBHA RAM

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning Permission was granted consent on 15 September 2023 for the following:

Demolition of existing buildings and erection of a three to five storey building with new Class E/F1 floorspace at ground floor and residential C3 units with landscaping and associated works.

ANALYSIS/ASSESSMENT

Condition 4

Condition 4 reads as follows:

"Detailed Design and Materials

CONDITION: Prior to the commencement of above ground works, detailed drawings (including sections) to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;*
- b) Detailing of roof and parapet treatment;*
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;*
- d) Details of entrances and porches which shall include a recess of at least 115mm;*
- e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;*
- f) Details of balustrading;*
- g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;*

- h) Details of cycle, refuse enclosures and plant room; and*
- i) Any other external materials to be used;*

together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

REASON: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017."

Pursuant to Condition 4 the applicant has provided the following documents:

- Drawing No. 9400-4A-01 – Proposed West Elevation – The Roundway Block A
- Drawing No. 9400-4A-02 – Proposed West Elevation – The Roundway Block B
- Drawing No. 9400-4A-03 – Proposed East Elevation – Church Lane Block C
- Drawing No. 9400-4A-04 – Proposed South Elevation – Block C
- Drawing No. 9400-4A-05 – Proposed East Elevation – Church Lane Block D
- Drawing No. 9500-C4H-01 – Bin Stores and Plant Rooms
- Drawing No. 9400-A350 Revision B – Cantilevered Balcony Detail
- Drawing No. 9400-A351 – Brick Parapet/Terrace Detail
- Drawing No. 9400-A352 – Zinc Cladding Parapet Detail
- Drawing No. 9400-A353 – Typical Window Detail

This information was forwarded to the Council's Design officer for review, who commented as follows:

"We started with a good discussion on the architects updated Cantilevered Balcony Detail 9400-A350 rev A. I agreed it was an improvement on the previous 700mm+ deep fascia, but said I felt 525mm is still too thick. however the reinforced concrete slabs have already been cast & I agree it would in any case have been difficult to have made them slender very easily. However, as the drain has been set further back than shown, closer to the main facade, there is potential to cut back the boxing further, or even just have a small area of boxing fairly tight to the drain (provided its size and location is consistent across all balconies). The fascia could therefore be stopped just below the slab underside, & the now-exposed soffit rendered, in the same dark colour & the same finely textured finish as the inset balcony soffit. I agreed this would be preferable & look forward to receiving the revised drawing.

You & Pratibha explained that the external boundary gates & walls are detailed in a separate planning discharge of condition application, which I will look at. We also looked at the detail for fixing small balustrades over brick & terracotta parapet, which is to fix them to the inner gmf, which I consider acceptable.

We then looked at the materials and I took these attached photos. The brick & its pointing, terracotta coloured cills/comings & dark grey for all external joinery were all excellent & entirely appropriate. It was useful and instructive to see the concrete wetted (more typical) as well as its rather light dry colour, but I consider both are acceptable. Good full sized samples of balustrade, top floor cladding & window sections showed they, in their matching dark grey, will also be excellent. The square section rainwater gutter & downpipe were to demonstrate shape & size; it was agreed it should be in the same colour as the other metalwork. The texture of the soffit board was acceptable, but I did not consider the proposed white colour was a good choice; it could look incongruous and show damage too easily. My recommendation is that it should be the same colour as the metalwork (dark grey). I would then be happy with the use of this material."

In response to the above comments the applicant submitted a revised cantilevered balcony drawing which addresses the outstanding concerns above.

As such, it is considered that adequate details have been submitted to discharge Condition 4.

Condition 10

Condition 10 reads as follows:

“Cycle Parking

CONDITION: Prior to the commencement of above ground works for the development hereby approved scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in accordance with the London Cycling Design Standards prior to first occupation of the development and shall be retained thereafter for this use only. Parking spaces for four mobility scooters and their charging equipment shall also be shown as provided within the site boundary. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

REASON: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, and to maximise the accessibility of the development.”

Pursuant to Condition 10 the applicant has provided the following documents:

- Drawing No. 9500-C10-01 – Secure Cycle Parking Details
- Drawing No. 9500-C10-02 – Proposed Secure Cycle Parking Facility

The proposed drawings above detail that 128 cycle spaces have been provided across the development across Blocks A, B, c and D along with 4 spaces for mobility scooters and charging equipment as required by the condition. This would meet the minimum requirements under the London Plan for 76 residential units (40 X 1-bed and 36 X greater than 1-bed). A further 22 spaces are provided along the Roundway for the non-residential component of the development (600 square metres).

As such, it is considered that adequate details have been submitted to discharge Condition 10.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS 4 & 10

APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 AND 10 ATTACHED TO HGY/2022/0967.

As shown on approved drawings/documents:

Condition 4

- Drawing No. 9400-4A-01 – Proposed West Elevation – The Roundway Block A
- Drawing No. 9400-4A-02 – Proposed West Elevation – The Roundway Block B
- Drawing No. 9400-4A-03 – Proposed East Elevation – Church Lane Block C
- Drawing No. 9400-4A-04 – Proposed South Elevation – Block C
- Drawing No. 9400-4A-05 – Proposed East Elevation – Church Lane Block D
- Drawing No. 9500-C4H-01 – Bin Stores and Plant Rooms

- Drawing No. 9400-A350 Revision B – Cantilevered Balcony Detail
- Drawing No. 9400-A351 – Brick Parapet/Terrace Detail
- Drawing No. 9400-A352 – Zinc Cladding Parapet Detail
- Drawing No. 9400-A353 – Typical Window Detail

Condition 10

- Drawing No. 9500-C10-01 – Secure Cycle Parking Details
- Drawing No. 9500-C10-02 – Proposed Secure Cycle Parking Facility