



Officer Report

Application Number: HGY/2023/0956
Application Type: Approval of details reserved by a condition
Address: Unit A, 107 Mayes Road, Wood Green, London, N22 6UP
Proposal: Approval of details pursuant to Conditions 3 (External Material & 5 (Cycle Parking) of planning permission ref: HGY/2020/1198 dated 25/06/2020 for the construction of two additional floors to facilitate the creation of 4 x self-contained flat.
Case Officer: Ben Coffie
Valid Date: 03/04/2023
Applicant: Mr Sonnie Sampath
Agent: Mrs Carle Scott Gerber

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Construction of two additional floors to facilitate the creation of 4 x self-contained flats. Approved date- 25/06/2020.

ANALYSIS/ASSESSMENT

Condition 3

Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Condition 5

Prior to the first occupation of the development, details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 6 cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2016 and Policy SP7 of the Haringey Local Plan 2017.

With regards with the condition 3, the applicant has submitted physical samples which were reviewed on site against existing brick materials. This has been reviewed and is considered acceptable. For condition 5, the transport team have assessed the submitted details of cycle parking which are deemed acceptable.

Therefore, no objections are raised against the discharge of the above condition.

As such it is considered that sufficient information has been submitted in support of this application to discharge both conditions 3 and 5. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 3 and 5. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.