



Officer Report

Application Number:	HGY/2024/0885
Application Type:	Approval of details reserved by a condition
Address:	Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal:	Approval of details pursuant to Condition 51 (Detailed Design – Balconies/Screening Features) attached to Planning Permission Ref: HGY/2022/0752 dated 31 August 2022.
Case Officer:	Adam Silverwood
Valid Date:	28/03/2024
Applicant:	Ms Evelyn Usifoh
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/0752 – Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site – As approved on: 31st August 2022.

2. ANALYSIS/ASSESSMENT

Condition 51 reads:

'The detailed design of the balconies, including screening features as appropriate, for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works. Once approved the details shall be implemented and retained as such thereafter.'

Reason: To ensure the high-quality design and amenity of the development in accordance with Policy DM1 of the Development Management DPD 2017.'

Pursuant to condition 51, details have been submitted in respect of Condition 51. The details submitted are considered acceptable and in line with the intentions of the condition.

The details submitted consist of:

- Block A, B and C Balcony Details

These details have been assessed in consultation with Haringey's Design Officers who consider them sufficient to warrant the discharge of condition 51 in relation to the parent application HGY/2022/0752. Comments have been received and are detailed in full below:

'I have inspected all their submitted detailed drawings and confirm that they accord with the details discussed, and will ensure that the development is robust, soundly detailed and durable, and should look appealing and appropriate to its location and use.'

3. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 51

It is considered that sufficient information has been submitted in support of this application to discharge condition 51. The recommendation is approval to discharge the condition as sought by this planning application.