Officer Report

Application Number:	**HGY/2024/0875**
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 5 (Detailed Design and Materials) 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 5 reads:

'*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 5, details have been submitted in respect of Condition 5. The details submitted are considered acceptable and in line with the intentions of the condition.

The details submitted consist of:

- Detailed elevational treatment
- Detailing of roof and parapet treatment
- Windows and doors including plan elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external doors and windows.
- Details of entrances.
- Details and locations of down pipes, rainwater pipes or foul pipes and all external vents.
- Details of balustrading.
- Details of cycle, refuse and plant rooms.

The above details relate to blocks A, B and C.

These details have been assessed in consultation with Haringey's Design Officers who consider them sufficient to warrant the discharge of condition 5 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.'

Condition 5 also requires:

g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;

This was all agreed by the Design Officer on site so Condition 5 can be discharged in full.

3. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 5

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