

Officer Report

Application Number:	HGY/2024/0090
Application Type:	Approval of details reserved by a condition
Address:	81 Mount View Road, Hornsey, London, N4 4JA
Proposal:	Approval of details pursuant to conditions 3 (materials) and 4 (window details) attached to planning permission HGY/2023/1669.
Case Officer:	Eunice Huang
Valid Date:	05/02/2024
Applicant:	4
Agent:	Mr. & Mrs. Phillip and Stephanie Palgrave-Elliott Mr Brian O Tuama

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/1669 – Construction of single-storey side infill extension to rear of ground floor of property; construction of dormer roof extension to rear of property; alterations to fenestration on rear and side elevations, including new ground floor oriel window on rear elevation; relocation of roof lights on front roof slope – Approved with conditions 14/12/2023.

2. CONSULTATION RESPONSE

LBH Conservation: The submitted materials, window and door details are acceptable.

3. ANALYSIS/ASSESSMENT

Condition 3 & 4

Condition 3 & 4 read:

3. Prior to the commencement of buildings works above grade, a schedule of all the proposed external finishes and materials, with exact product references, 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 and DM9 of the Development Management Development Plan Document 2017.

4. Prior to commencement of above ground works, details of the proposed window joinery, at a scale of 1:5 or 1:10, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be implemented in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

Assessment

The applicant has submitted a schedule of materials and finishes, with images of the proposed brick, zinc cladding, powder-coated window frames and painted timber frames. The ground floor extension would be composed of reclaimed London Stock brick matching existing. The roof dormers would be clad with grey zinc, and frames would be of a grey colour.

Submitted window details include timber sash window, rooflight details and aluminium sliding door details.

The submitted material and window details would result in a high quality design, and are thus suitable for the discharge of Conditions 3 and 4.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION