

Planning Sub Committee 7th March 2022

ADDENDUM REPORT FOR ITEMS

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 8

Reference No: HGY/2021/3522	Ward: Muswell Hill
Address: Ramsey Court, Park Road N8 8JU	
Proposal: Demolition of garages and removal of parking area and erection of 3no. x 2-storey houses fronting Barrington Road with front and rear gardens and associated cycle and refuse/recycling storage. Erection of 6 apartments in a 3-storey building fronting onto Park Road and associated external amenity space, cycle and refuse/recycling storage. Landscaping improvements around Ramsey Court including new communal garden, planting, trees and boundary hedging, and provision of new refuse/recycling store and cycle storage facilities for existing residents. 2no. on-street wheelchair parking spaces and new street trees along Park Road.	
Applicant: Haringey Council	
Ownership: Council	

APPENDIX 1 (Conditions)

Replace condition 3 to include more detailed requirements-

Detailed design/ materials

Prior to the commencement of buildings works above grade, 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) Details of windows, which shall include a recess of at least 115mm;*
- d) Details of entrances, which shall include a recess of at least 115mm;*
- e) Details and locations of rain water pipes; and*
- f) Details of balustrade*

Shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

Samples of brickworks, windows, roof, glazing, balustrade, should also be provided. A schedule of the exact product references for other materials. 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

Edit condition 20 - Highway works – to remove reference to Section 278 agreement

Above ground works for the development authorised by this permission shall not commence until the developer has entered into an agreement with the Council as the Local Highway Authority ~~under Section 278 of the Highways Act 1980~~ to undertake highway works comprising:

- improved boundary treatments and street frontages;
- the removal of the two crossovers, the reinstatement of the footway and the kerbline outside the site on Barrington Road;
- the reinstatement of resident permit holder parking provision outside the site on Barrington Road;
- the creation of a disabled persons' parking space on Park Road; and
- all associated lining and signing works.

A detailed drawing showing the extent and nature of all proposed highway works shall be submitted to the Council so that an estimate of the cost of the works to be paid in full by the applicant can be carried out. A contribution of £4,000 towards the amendment of the Traffic Management Order shall also be secured. No highway works shall commence until all funds have been paid to the Council.

Reason: To ensure the highway works are undertaken to high-level standards and in accordance with the Council's requirements and to enable the amendment of the Traffic Management Order enabling the reinstatement of on-street parking outside the site, as well as lining and signing works.

Add additional condition No.24 – Architect Retention

The existing architects or other such architects as approved in writing by the Local Authority acting reasonably shall undertake the detailed design of the project.
Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2017

Reason: To ensure a high quality design.