

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Date received: 17/10/2005 **Last amended date:**

Drawing number of plans

Address: 278 -296 High Road N15 4AJ

Proposal: Approval of details pursuant to conditions 3, 5,6,9,11 &13 (Materials, Hard landscaping, Tree Protection, Refuse, Archaeological work programme & 13 Boundary treatments) attached to planning reference HGY/2004/2292 AND

Approval of details pursuant to conditions 3,5,6,7,8,11,12, 13 & 14 (Materials, Boundary treatments, Hard landscaping, Refuse, Landscaping treatment and protection of sycamore tree, Detail scale drawings, Shopfront fascia drawings, Permeable Hard landscaping & Central satellite dish) attached to planning reference HGY/2005/1173

Existing Use: residential/commercial

Proposed Use: residential/commercial

Applicant: Ankur Architects

Ownership: private

PLANNING DESIGNATIONS

ROAD - TRUNK

Officer Contact: Elizabeth Ennin-Gyasi

RECOMMENDATION

AGREE TO DISCHARGE CONDITIONS

SITE AND SURROUNDINGS

The site is on the east side of the High Road and includes the former Connaught' Public House. It was previously ground floor commercial with

upper floors in residential use. The buildings on the site have been demolished and construction works is in progress. The site lies directly opposite the College of North East London and it is in Tottenham Green Conservation Area.

PLANNING HISTORY

HGY/2004/2292 -Proposal: Demolition of existing buildings & erection of 2 X 4 storey blocks & 1X 2storey block, comprising of 5 X A1 retail/ commercial units on ground floor, 12 X 1bed flats & 14 X 2bed flats & 4 X 3 bed houses, landscaping - Approved. 10 January 2005

HGY/2005/1173 -Proposal: Demolition of existing buildings & erection of 2 X 4 storey blocks, comprising of 2 X A1 retail/ commercial units on ground floor, 6 X 1bed flats & 8 X 2bed flats – Approved 23 August 2005

DETAILS OF PROPOSAL

Discharge of conditions as detailed above

CONSULTATION

Local residents
Conservation Team
Waste Management
Arboriculturalist
English Heritage

RESPONSES

Conservation Team – comments received
Waste Management – comments received
Arboriculturalist – comments received
English Heritage - comments received

RELEVANT PLANNING POLICY

None

ANALYSIS/ASSESSMENT OF THE APPLICATION

Planning permission was granted on 10 January 2005 (GY/2004/2292/2293) for demolition of existing buildings & erection of 2 X 4 storey blocks & 1X 2storey block, comprising of 5 X A1 retail/ commercial units on ground floor, 12 X 1bed flats & 14 X 2bed flats & 4 X 3 bed houses & landscaping. Conditions 3, 5,6,9,11 &13 required the submission of a detail schemes relating to Materials, Hard landscaping, Tree Protection, Refuse, Archaeological work programme & Boundary treatments for approval. And for

Planning permission (HGY/2005/1173/) granted on 23 August 2005 for demolition of existing buildings & erection of 2 X 4 storey blocks, comprising

of 2 X A1 retail/ commercial units on ground floor, 6 X 1bed flats & 8 X 2bed flats. Conditions 3, 5,6,7,8,9,11, 12 ,13 & 14 required the submission of a detail schemes relating to Materials, Boundary treatment, Hard landscaping, Refuse, Soft landscaping & protection of sycamore tree , Archaeological work programme, Detail scale drawings, Shopfront fascia drawings, Hard landscaping & Central satellite dish for approval.

The applicant has submitted proposed schemes for conditions detailed above as follows:

Condition 3 – Materials

Drawing Nos. 2004/215; 2004/216 & 2004/217 outlines the proposal for materials, the main elevation fronting the High Road would be Brickwork on the corner & end buildings with brick slips in the middle part of the building. The rear buildings would be brickwork and render.

- Red brick – Milton Hall Windsor Red – Hanson Building Products – sample submitted.
- Red brick slips - Milton Hall Windsor Red – Hanson Building Products – sample submitted. Hanson's Wonderwall System will be used to support brick slips – Technical literature submitted.
- Blue Brick - Westbrick Staffordshire Blue Brindle smooth from Ibstock - sample submitted
- Roof Finish - 'VM Zinc Plus' with quartz finish zinc - sample submitted
- Windows - Powder coated double-glazed aluminium windows (RAL colour 7015- slate gray) with secured by design approval - colour chart submitted.
- External doors: Powder coated double-glazed aluminium windows (RAL colour 5013-cobolt blue) with secured by design approval - colour chart submitted.
- Render – STO Ref -37111 softer white - sample submitted. This product is considered to be less prone to be affected by traffic pollution.

The external materials submitted are considered to be acceptable and would be inkeeping with the surroundings & the Conservation Area.

Conditions 5 , 6 & 13 – Hard Landscaping

Drawing No. 2004/07/46B outlines the proposal for hard landscaping.

- Permeable concrete paviors in brindle and charcoal - samples submitted

The design and paving samples submitted are considered to be acceptable.

Condition 6 & 8 Soft Landscaping; Protection of Sycamore Tree

- Drawing No. 2004/07/46B illustrate the proposal for soft landscaping. Existing sycamore tree is under Tree Preservation Order. The proposed scheme includes evergreen trees as advised by the Council's Tree Officer.

The scheme for soft landscaping is considered to be acceptable.

Condition 5 & 13 Boundary Treatment

Drawing No. 2004/07/45B illustrate the proposal for boundary treatment.

- 1.8m high boundary wall (East & South East of Site) to be built in mixture of Danehill Yellow Facings (60%) & Selected Dark Facings (40%) by Freshfield lane Brickworks Ltd (Samples included). 600mm timber trellis is to be provided above 1.8 high brick wall.

The scheme for boundary treatment is considered to be acceptable.

Condition 7 & 9 Refuse & Waste Storage

Drawing No. 2004/07/44B illustrate the proposal for Refuse & Waste Storage.

- The collection for the commercial units would be from the High Road, where shop owners will be required to leave their waste bags outside at an agreed time. The collection for the residential units would be from Tottenham Green East with the provision of a central bin store for the houses to reduce the distance for the refuse vehicles.

The arrangements for the commercial and residential units are considered to be satisfactory in consultation with the Council's Waste Management Service, therefore the scheme is considered to be acceptable.

Condition 9 & 11 Archaeological Work Programme

- English Heritage has commented that in relation to 280 -296 High Road -HGY/2004/2292 – 'no further archaeological work is necessary under this application and that the archaeological conditions have been satisfied'. However, on 278 High Road - HGY/2005/1173; they stated – 'Archaeological Solutions, who carried out the evaluation

work, have submitted a draft report for my comment. There are areas of this report that need to be re-visited before it can be accepted, which I have discussed with them directly. Accordingly, the condition itself should not be discharged or deemed satisfied until this has been received and approved.'

In accordance to English Heritage advice the condition attached to 278 High Road has yet to be satisfied, therefore this condition cannot be discharged. However, in relation to 280-296 High Road (HGY/2004/2292) discharged of the condition is recommended.

Condition 11 Detail Scale Drawings

- Drawing No 2004/07/215-218 illustrate the detail scale drawings. Drawings No: 2004/07/215-217- elevation drawings showing external materials, roof & ground datum levels. Drawings No: 2004/07/218 - 1/20 scale sections showing external material and supports.

Detailed drawings submitted is considered to be acceptable.

Condition 12 Shopfront fascia drawings

- Drawing No. 2004/07/49A illustrate the proposed shopfront design.

The scheme for shopfront design is considered to be acceptable.

Condition 14 Central Satellite Dish

- The applicant propose to provide the development with cable connection and to prevent individual residents acquiring satellite dishes by stipulating in lease/rental agreement that no aerials/satellite dishes would be allowed to be fixed to the exterior of the buildings.

This is considered to be an acceptable solution to this condition.

SUMMARY AND CONCLUSION

The scheme for external material, hard landscaping, soft landscaping & tree protection, refuse & waste storage, boundary treatments, archaeological work programme (2004/2292), detailed drawings, shopfront design & satellite dish and samples submitted are considered to be acceptable. Accordingly, discharge of conditions 3, 5,6,9, 11&13 pursuant to planning permission HGY/2004/2292 and conditions 3,5,6,7,8,11,12, 13 & 14 pursuant to planning permission HGY/2005/1173 is recommended.

However, in relation to archaeological work programme condition 9 pursuant to planning permission HGY/2005/1173, submissions are not satisfactory, therefore this condition is not recommended for discharge.

RECOMMENDATION

Discharge conditions as described in this report

Registered No. HGY/2005/1918

Applicant's drawing No.(s) 2004/215,216, 217, 218-2004/07/44B, 45B, 46B, 49A

