

ADDRESS: 10-20 Windus Road	
WARD: 10-20 Windus Road	REPORT AUTHOR: Gerard Livett
APPLICATION NUMBER: 2022/1971 DRAWING NUMBERS: PR.101; PR.102; PR.103	VALID DATE: 08/08/2022
APPLICANT: Mr Chaim Greenfeld Greenfeld's, 10 - 20 Windus Road, London N16 6UP	AGENT: Mr Shulem Posen 77 Fairholt Road, London N16 5EW
PROPOSAL: Submission of details pursuant to condition 3 (external materials) attached to planning permission 2016/0466 dated 15/06/2020	
POST SUBMISSION REVISIONS: Revised drawings indicating a soldier course requested	
RECOMMENDATION SUMMARY: Approve details	
NOTE TO MEMBERS: This application is referred to members per the request of the Planning Sub-Committee in its resolution in respect of planning application ref. 2016/0466 (dated 15 June 2020).	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	
Substantial level of objections received	
Council's own planning application (in accordance with the Planning Sub-Committee Terms of Reference)	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	YES

ANALYSIS INFORMATION

ZONING DESIGNATION:	(Yes)	(No)
CPZ		Yes - T
Conservation Area	No	
Statutory Listed Building	No	
Locally Listed Building	No	
Priority Employment Area (PEA)	No	

LAND USE DETAILS:	Use Class	Use Description	Floorspace
Existing	E	Office	312
Proposed	E	Office	376
Proposed	C3	Residential	826

RESIDENTIAL USE DETAILS:	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
Existing	None					
Proposed	Flats	2	4	3		
Totals	(Total =)	9				

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	0	0	0
Proposed	0	0	18

1. SITE CONTEXT

- 1.1. The site is occupied by a single-storey commercial building on the south side of Windus Road
- 1.2. The site is not in a designated employment area, but is in the City Fringe Opportunity Area
- 1.3. The surrounding area is characterised by a mix of building types and uses

2. CONSERVATION IMPLICATIONS

- 2.1. The site is not in a conservation area and does not contain a statutorily or locally listed building

3. RELEVANT HISTORY

- 3.1. 20 June 2020 - planning permission GRANTED for Demolition of existing single storey building and erection of new five storey building (including basement) with B1 commercial space at basement and ground floor level, and residential accommodation comprising 9No flats at first, second and third floor levels along with associated cycle parking and refuse storage.

4. **CONSULTATIONS**

- 4.1. Public consultation is not statutorily required for submission of details applications.

Statutory Consultees

- 4.2. There are no statutory consultees for the matters raised in this submission of details application.

Other Council Departments

- 4.3. None

Local Groups

- 4.4. It is not necessary to consult local groups for this type of application.

5. **POLICIES**

5.1. **London Plan**

- 5.1.1. D4 (Delivering good design)
- 5.1.2. HC1 (Heritage conservation and growth)
- 5.1.3. G5 (Urban greening)

5.2. **Local Plan 33**

- 5.2.1. LP1 (Design Quality and Local Character)
- 5.2.2. LP3 (Designated Heritage Assets)
- 5.2.3. LP51 (Landscaping and Tree Management)

5.3. **National Planning Policies**

- 5.3.1. National Planning Policy Framework
- 5.3.2. Planning Practice Guidance

6. **COMMENT**

6.1. **Background**

- 6.1.1. Planning application (ref. 2016/0466) was resolved to be granted by the Planning Sub-Committee, subject to conditions and a S106 legal

agreement. Condition 3, in relation to the approval of external materials, was requested to be referred back to the Planning Sub-Committee for consideration. This proposal is for the approval of details pursuant to condition 3 (external materials) attached to planning permission 2016/0466.

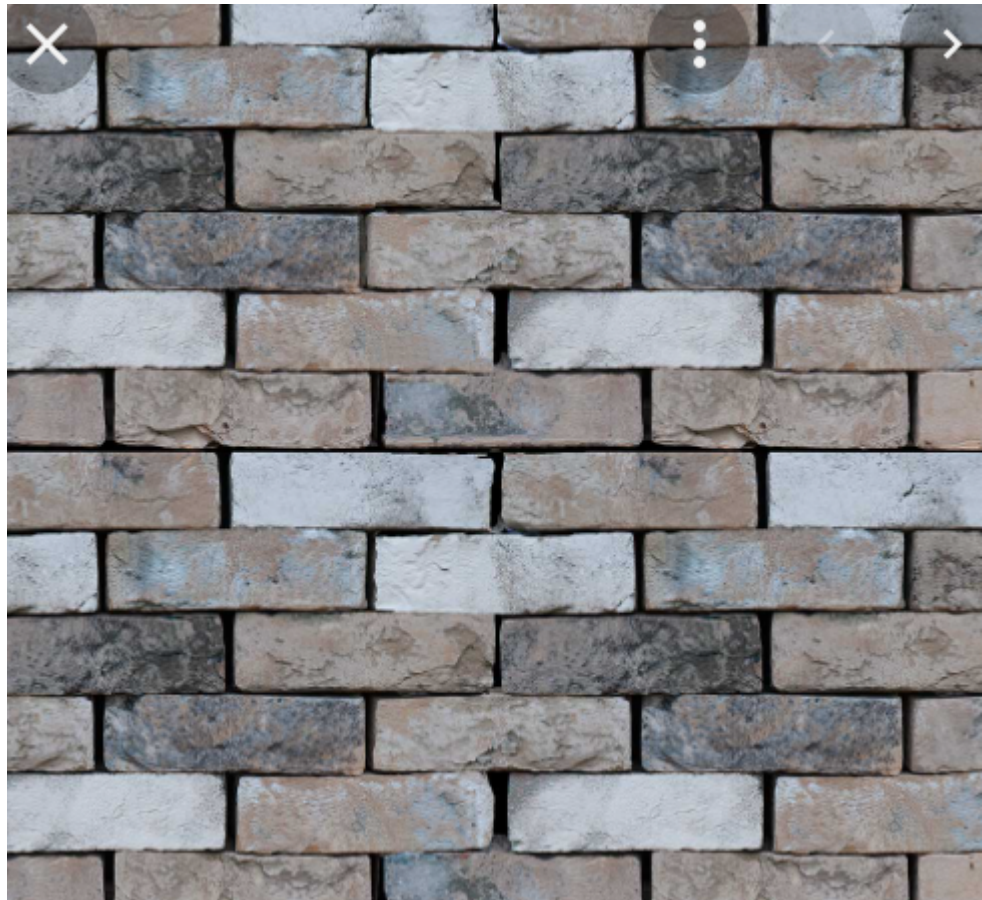
6.1.2. Condition 3 states:

The development shall not commence until details and samples, of materials to be used on the external surfaces of the building, including a sample panel of the proposed brickwork and render, and hard surfacing materials (which shall be of permeable construction to the lightwells), have been submitted to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with the details thus approved, and shall be maintained as such thereafter.

REASON: To ensure that the external quality of the development is satisfactory, and safeguards the character and appearance of the local area.

6.1.3. The applicants have submitted the following details for approval:

Brick: BEA Majestic



Metal roof cladding Zinc finish 'VM Zinc' Anthrazinc
Render (Ca Projecting) Light Grey 'Licata building systems' 0396

Render (Reveal and Columns) grey ‘Licata building systems’ 0400
Windows and Doors RAL 7016 Anthracite Grey

6.2. Considerations

6.2.1. The submitted external materials have been reviewed by the Council’s specialist design and conservation officers who are of the view that the external materials would be appropriate for the site location and the building type and would be in keeping with the pattern of development in the area and have a high quality visual appearance

7. CONCLUSION

7.1. The submitted details are considered sufficient and adequate to discharge condition condition 3 (external materials) attached to planning permission 2016/0466 dated 15/06/2020

8. RECOMMENDATIONS

8.1. Recommendation A

8.2. That details pursuant to conditions 3 (external materials) attached to planning permission 2016/0466 dated 15 June 2020 be APPROVED.

Signed..... Date.....

Aled Richards – Strategic Director, Sustainability & Public Realm

	SUBMISSION DOCUMENTS, POLICY/GUIDANCE/ BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1	Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of	Gerard Llivett Senior Planner – Development Management Team 020 8356 8398	1 Hillman Street, London E8 1FB

	<p>the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>		
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