



Officer Report

Application Number: HGY/2023/2183
Application Type: Approval of details reserved by a condition
Address: The Cottage, 112 Highgate Hill, Hornsey, London, N6 5HE
Proposal: Approval of details pursuant to condition 3A (decking, pergola and hard landscaping details) attached to planning permission HGY/2022/3996.
Case Officer: Eunice Huang
Valid Date: 01/09/2023
Applicant: Mr Paul Speedy
Agent:

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/3996 – Consent for the relocation of two existing garden sheds from existing site in the garden to the rear of the garden or the erection of two new timber sheds at the rear of the garden of the same size and style as the existing sheds for the purposes of storing gardening equipment and garden furniture. Removal of concrete slab paving in the middle of the garden and breaking up and removing the asphalt surface underneath to be turned into lawn and flower beds. Creation of a decked area with pergola. Removal of small rockery on upper patio level and extension and repair of existing wall to left hand side of steps up to first lawn. – Approved with Conditions – 03/04/2023.

2. CONSULTATION RESPONSE

No consultation requests were issued for this application.

3. ANALYSIS/ASSESSMENT

Condition 3A reads:

Prior to above ground construction details of the following shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented strictly in accordance with such details.

- Details of the proposed decking and pergola including materials and proposed framework,*
- Details of any hardstanding or hard-landscaping required to facilitate the proposals*

Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Assessment

Additional details have been submitted in the form of 3D drawing of the pergola decking, with material details, and a landscape plan. The pergola is to be constructed of solid oak, and the decking is to be constructed from natural IPE hardwood boards with counter sunk steel hardware. The proposed materials are considered acceptable and would not detract from listed building or the character and appearance to the conservation area. The dimensions of the pergola and decking are consistent with the approved plans.

The landscape plan shows that hard landscaping will include new pathways in the rear garden, composed of London Stone "Dorset Antique" clay pavers and/or repurposes stone from the existing garden. Additional hard surfaces include a concrete base for the timber garden tool sheds, and clay pavers for a BBQ terrace. Overall, the development maintains a landscaped setting in the rear garden, and would not detract from listed building or the character and appearance to the conservation area.

The details are thus considered acceptable for the purposes of discharging Condition 3A.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION