



Officer Report

Application Number:	HGY/2026/0212
Application Type:	Approval of details reserved by a condition
Address:	Garages adjacent 47, Church Crescent, Hornsey, London
Proposal:	Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2025/1668
Case Officer:	Gareth Prosser
Valid Date:	23/01/2026
Applicant:	6
Agent:	Mr Peter Welsham Mulroy Architects Ltd

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval of details pursuant to condition 3 (Materials) attached to planning permission HGY/2025/1668

CONSULTATION RESPONSE

None

ANALYSIS/ASSESSMENT

Condition 3 (External Material) reads:

Prior to commencement of above-ground works, details of the external materials shall be submitted to and approved in writing by the Local Planning Authority. These shall include: External doors, including the garage door; Facing brickwork, including sample panel showing colour, texture, mortar, and bond; Permeable block paving, including product specification and layout. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure a high-quality finish and safeguard the visual amenity of the area, in accordance with Policies DM1, DM8 and DM9 of the Development Management DPD (2017).

The granted replacement garage building and associated landscaping is a simple and contemporary design located within the Muswell Hill Conservation Area (CA). The proposed materials are simple and contemporary with the proposed red, facing brick and paving being reminiscent of the materials in the surrounding conservation area. Officers consider the simple material palette appropriate and complementary to the surrounds. As such, it is considered acceptable for condition 3 to be discharged.

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION