

# Officer Report

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|----------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0613</b>                                                                                                  |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                    |
| <b>Address:</b>            | Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ                                                         |
| <b>Proposal:</b>           | Approval of details reserved by a condition 17 (soft Landscaping) attached to planning application Ref: HGY/2022/0295 |
| <b>Case Officer:</b>       | Kwaku Bossman-Gyamera                                                                                                 |
| <b>Valid Date:</b>         | 04/03/2026                                                                                                            |
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| <b>Applicant:</b>          | Alexander James Contracts                                                                                             |
| <b>Agent:</b>              | Colony Architects                                                                                                     |

## **RECOMMENDATION**

**Approve**

## **APPROVED DEVELOPMENT**

HGY/2023/0295 – Redevelopment of existing car parking area to provide 3 x 3-bedroom houses over three-storeys with associated gardens, refuse/recycling, and cycle stores. Reconfiguration of parking area accessed off Tilson Road to rear, including new vehicular gate, provision of additional communal amenity space and replacement refuse/recycling and storage facilities. Enhanced landscaping across Ashdowne Court

## **ANALYSIS/ASSESSMENT**

### **Condition 17 (Soft Landscaping) reads:**

*Prior to occupation of development hereby approved, a detailed scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.*

*Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.*

Pursuant to condition 17 the applicant has provided planting schedule and including treatment of the surroundings The hard landscaping materials in a form of paving are considered appropriate. The proposed planting schedule includes clear and concise layout of planting and as such detailing are sufficient to discharge Condition 17. The Council's Arboricultural officer is satisfied with the level of details, therefore recommends discharge of the above condition.

**RECOMMENDATION**

GRANT DISCHARGE