



# Officer Report

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|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0466</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 5 (Details of enclosures around the site boundary) attached to planning application Ref: HGY/2022/0295. |
| <b>Case Officer:</b>       | Kwaku Bossman-Gyamera                                                                                                                               |
| <b>Valid Date:</b>         | 20/02/2026                                                                                                                                          |
| <b>Applicant:</b>          | Alexander James Contracts                                                                                                                           |
| <b>Agent:</b>              | Colony Architects                                                                                                                                   |

## **RECOMMENDATION**

**Approve**

## **APPROVED DEVELOPMENT**

HGY/2022/0295 – 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 5 (Details of all enclosures around the site boundary) reads:**

*Prior to occupation of the development hereby approved, details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed design, height and materials. The approved works shall be completed prior to occupation of the development and shall be permanently retained thereafter.*

*Reason: In the interest of public safety and security and to protect the visual amenity of the locality consistent with Policies D1 and D3 of the London Plan 2021 and Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.*

A low brick wall with railing above including metal gates at overall height of 1.025m proposed to the front and side perimeter of the site. The design, height and materials are appropriate and acceptable within the context of the immediate surrounding and would provide adequate protection for the proposed buildings and the adjoining neighbouring properties. The details submitted are considered acceptable and in line with the intentions of the condition.

**RECOMMENDATION**

**GRANT DISCHARGE**