



Officer Report

Application Number: HGY/2026/0660
Application Type: Approval of details reserved by a condition
Address: Fiske Court, Lansdowne Road, Tottenham, London, N17 0NA
Proposal: Approval of details reserved by a Condition 18 (Soft Landscaping) attached to planning application Ref: HGY/2022/0305.
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 09/03/2026
Applicant: Alexander James Contracts
Agent: Colony Architects

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/0305 – Redevelopment of existing garages to provide 4 x 2-bedroom houses over two-storeys with associated gardens, refuse/recycling and cycle stores. Reconfiguration of parking area accessed off St. Paul's Road, including provision for additional communal amenity space and replacement refuse/recycling and storage facilities. Enhanced landscaping across Fiske Court.

ANALYSIS/ASSESSMENT

Condition 18 (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 18 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 18. The Council's Arboricultural officer is satisfied with the level of details, therefore recommends discharge of the above condition.

RECOMMENDATION

GRANT DISCHARGE

