



Officer Report

Application Number:	HGY/2026/0583
Application Type:	Approval of details reserved by a condition
Address:	Land adjacent to Seven Sisters Road and St Ann's Road, London N15
Proposal:	Approval of details pursuant to condition 28 (Hard and soft landscaping design) attached to planning permission HGY/2024/3315
Case Officer:	Gareth Prosser
Valid Date:	02/03/2026
Applicant:	Mr Matthew Ashley
Agent:	Mr Oscar Lovelock

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval of details pursuant to condition 28 (Hard and soft landscaping design) attached to planning permission HGY/2024/3315

CONSULTATION RESPONSE

LBH Design Officer: No objections with the proposed hard and soft landscaping to the proposed new housing at the Sir Frederick Messer Estate, the proposal will protect existing amenity, provide high quality external private, communal and public amenity spaces that represent an improvement on the poor quality existing landscaped spaces around this estate, and promise to be robust, durable and attractive.

LBH Arboriculture: No objections to the submitted details, therefore Condition (28 Hard & Soft Landscaping plans) can be discharged without delay.

ANALYSIS/ASSESSMENT

Condition 28 (Hard and soft landscaping design) reads:

Prior to the first occupation of the development hereby approved, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure, fencing, screens and built in planters;

- c) Hard surfacing materials including details of tonal contrasts between pedestrian, cycle and vehicle priority areas;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, wayfinding measures, signs, lighting etc.); and Soft landscape works shall be supported by:
- e) Planting plans including a CAVAT assessment of existing and proposed trees;
- f) Greenery in the elevations;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- i) Defensive planting to ensure defensible space and security at ground floor level; and
- j) Implementation and long-term management programmes (including a five year irrigation plan for all new trees). The soft landscaping scheme shall include detailed drawings of:
- k) Existing trees to be retained;
- l) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- m) Any new trees and shrubs, including street trees, to be planted together with a schedule of species;
- n) Annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts; and
- o) Detailed final urban greening factor plan showing that a factor of greater than 0.4 has been achieved.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

LBH Design Officer and Arborist have reviewed the hard and soft landscaping design and are supportive of the supplied details. As such, officers are satisfied condition 28 attached to approved planning permission HGY/2024/3315 can be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION