



# Officer Report

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|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0485</b>                                                                                                                               |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                                 |
| <b>Address:</b>            | Fiske Court, Lansdowne Road, Tottenham, London, N17 0NA                                                                                            |
| <b>Proposal:</b>           | Approval of details reserved by a condition 5 (Detail of enclosures around the site boundary) to attach to planning application Ref: HGY/2022/0305 |
| <b>Case Officer:</b>       | Kwaku Bossman-Gyamera                                                                                                                              |
| <b>Valid Date:</b>         | 23/02/2026                                                                                                                                         |
| <b>Applicant:</b>          | Alexander James Contracts                                                                                                                          |
| <b>Agent:</b>              | Colony Architects                                                                                                                                  |

## **RECOMMENDATION**

**Approve**

## **APPROVED DEVELOPMENT**

HGY/2022/0295 – 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 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.*

**Proposed details are as follows:**

- Planter brick wall – height 0.45m to front of the proposed new buildings
- Hit and miss brick wall – height 1.8 privacy screen for the outdoor amenity space from the front elevation
- Brick wall – height 1.95m that separate the properties

- Close board fence – height 1.8m to the rear boundary
- External railing and front gate -height 1.1m.

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