



Officer Report

Application Number: HGY/2026/0905
Application Type: Approval of details reserved by a condition
Address: 86 Southwood Lane, Hornsey, London, N6 5SY
Proposal: Approval of details pursuant to conditions 3 (windows) and 4 (brickwork) attached to planning permission ref. HGY/2025/2929 for extensions to the property and associated changes granted on 27/01/2026.

Case Officer: Nathan Keyte
Valid Date: 30/03/2026

Applicant: 6
Agent: Mr Andrew Ardill

RECOMMENDATION

Approve

PROPOSAL

Approval of details pursuant to conditions 3 (details) and 4 (brickwork) attached to planning permission ref. HGY/2025/2929 for extensions to the property and associated changes granted on 27/01/2026.

CONSULTATION RESPONSE

Conservation Officer – Acceptable, following the receipt of additional information.

ANALYSIS/ASSESSMENT

Condition 3 (Windows) reads:

Notwithstanding the details otherwise hereby approved, no works for the removal or insertion of windows and doors to the front elevation of the building shall be carried out on the site until details of the proposed windows and doors on the front elevation including details of materials and finish and details at a scale of 1:10 or 1:20 have been submitted to and agreed in writing by the Local Planning Authority, and the work shall then be carried out in accordance with those approved details.

Reason: To preserve the character and appearance of the Highgate Conservation Area in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Assessment:

The window details as amended are acceptable.

Condition 4 (Brickwork) reads:

Prior to the partial demolition of the brick south boundary wall, the specification of the proposed brickwork to be used in the replacement boundary wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details

Reason: To preserve the character and appearance of the Highgate Conservation Area in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017 and the provisions of the National Planning Policy Framework.

Assessment:

The proposed mix of LRBM multi stock bricks, LRBM Yellow stock bricks and LRBM mixed stocks, picked to match the relevant wall section is considered acceptable.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS