Planning Statement

Resubmission — Discharge of Condition 4

16 Stapleton Hall Road, Hornsey, London, N4 3QD
Planning permission ref: **HGY/2024/0811** Previous condition discharge ref: **HGY/2025/1727**
Condition: **Condition 4 — front garden treatment including refuse & cycle storage**

1. Background

Planning permission was granted under reference HGY/2024/0811 for a single storey rear extension, loft conversion comprising a rear dormer extension and front roof lights, and the conversion of the dwellinghouse into three separate self-contained flats at 16 Stapleton Hall Road, Hornsey, London, N4 3QD.

Pursuant to Condition 4 of that permission, an application for approval of details relating to the front garden treatment (including refuse and cycle storage) was submitted and assessed under reference HGY/2025/1727. That application was approved.

2. Purpose of this resubmission

Following the approval of HGY/2025/1727, officers raised a concern with the previously approved bin store arrangement. Specifically, the sixth bin position on the left-hand side of the front garden was shown on the approved drawing as being located on a step, rendering it inaccessible for standard waste collection purposes.

This resubmission is made to address that concern by revising the bin storage layout. The updated drawing now shows five bins positioned along the left-hand side boundary and one bin repositioned to the right-hand side of the front garden. This revised arrangement ensures that all six bin positions are at ground level, fully accessible to both residents and waste collectors, and consistent with the Council’s waste management requirements.

3. Compliance with Condition 4

The revised bin storage layout continues to comply in all other respects with the requirements of Condition 4. The number of bin spaces, the type of enclosures, the cycle storage provision, the boundary wall treatment, and the landscaping details all remain as previously approved under HGY/2025/1727. The sole change is the repositioning of one bin from the left-hand side to the right-hand side in order to resolve the accessibility issue identified by officers.

4. Conclusion

It is respectfully submitted that the revised details fully satisfy the requirements of Condition 4 and directly address the officer’s concern regarding the accessibility of the sixth bin position. The repositioning of one bin from the left-hand side to the right-hand side resolves the step issue without altering any other element of the previously approved scheme.

Approval of this resubmission is respectfully sought.