



Officer Report

Application Number:	HGY/2026/1433
Application Type:	Approval of details reserved by a condition
Address:	Land to the rear of the block 1-14 Rowan, Methuen Park, London, N10 2JS
Proposal:	Approval of details pursuant to conditions 7 (boundary treatment) attached to planning permission HGY/2023/0130.
Case Officer:	Eunice Huang
Valid Date:	20/05/2026
Applicant:	MR JACK POWELL
Agent:	MR JACK POWELL

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/0130 – Demolition of the existing garages and construction of a single 6-bedroom family dwelling and associated works. Approved with conditions 05/07/2023.

2. CONSULTATION RESPONSE

LBH Arboricultural: No objection.

LBH Conservation: No objection.

3. ANALYSIS/ASSESSMENT

Condition 7 reads:

Prior to the first occupation of the development, details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been 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.

Assessment

The boundary treatment scheme comprises:

- Front boundary wall, constructed of brick matching the house, with yorkstone capping, with a variable height of 0.9m to 1.2m.
- Front vehicular and pedestrian gate constructed of black metal railings.
- Side and garden gates constructed of black metal.
- Side and rear fencing constructed of Venetian fence panels, to a height of 2m.

The proposed height and design of the front boundary wall and gates would be sympathetic to the street scene and would not dominate the site. The modest height would create a sense of openness at the front garden, which is characteristic of properties on Methuen Park. The front wall would be constructed of the same brick specification of the dwelling, resulting in a cohesive appearance for the site. The overall boundary treatment scheme is considered satisfactory in design and heritage terms.

The proposed automatic vehicular gate track would be mounted on a flat surface, and there is no objection to this in relation to tree impact.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION 7.