



Officer Report

Application Number:	HGY/2026/0484
Application Type:	Approval of details reserved by a condition
Address:	100 Stapleton Hall Road, Hornsey, London, N4 4QA
Proposal:	Approval of details reserved by partial discharge of condition 3 (details of the materials to be used in the construction of the external surfaces of the development. NOTE Excluding the hard landscaping materials) attached to planning consent HGY/2024/1878. AMENDED DESCRIPTION
Case Officer:	Mercy Oruwari
Valid Date:	23/02/2026
Applicant:	Mr James Fletcher
Agent:	Mr Luca Dalmasso

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

- HGY/2026/0428 - Installation of bin and cycle stores in the front garden. Approved with conditions
- HGY/2024/1880 - Certificate of Lawfulness for the erection of an outbuilding in rear garden. Permitted development
- HGY/2024/1879 - Alterations to, and extension of dormer with terrace to rear roof slope, enlarged rear dormer windows and rooflights. Approved with conditions
- HGY/2024/1878 - Lower ground floor extension to rear, alterations to rear fenestration including enlargement of external terrace, replacement of external staircase. Alterations to front boundary treatment, path and driveway and erection of bin stores to front garden (Amended description). Approved with conditions.

ANALYSIS/ASSESSMENT

Condition 3 reads: No above ground development shall take place on site until specifications of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To maintain an attractive appearance for the proposed development and protect the visual amenity of neighbouring properties and the surrounding area consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Comment: Pursuant to condition 3, details have been submitted of the materials to be used in the construction of the external surfaces of the development. **NOTE Excluding the hard landscaping**

materials. The submitted plans confirming the details are considered acceptable and in line with the intentions of the partial discharge of the condition.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to partially discharge condition 3. The recommendation is therefore one of approval to partially discharge the condition as sought by this planning application.