

# Officer Report

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|----------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2026/0887</b>                                                                                                         |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                           |
| <b>Address:</b>            | Langford, Maryland Road, Wood Green, London, N22 5AR                                                                         |
| <b>Proposal:</b>           | Approval of details pursuant to condition 12 (Hard and Soft Landscaping) attached to planning permission ref. HGY/2025/1829. |
| <b>Case Officer:</b>       | Kwaku Bossman-Gyamera                                                                                                        |
| <b>Valid Date:</b>         | 27/03/2026                                                                                                                   |
|                            | 6                                                                                                                            |
| <b>Applicant:</b>          | Bilal Ustun                                                                                                                  |
| <b>Agent:</b>              | Mr Halil Seker                                                                                                               |

## **RECOMMENDATION**

**Approve**

### **APPROVED DEVELOPMENT**

HGY/2025/1829 – Variation to condition 2 of planning application HGY/2024/0111 (to increase the number of residential units from 6 flats to 8 flats).

### **ANALYSIS/ASSESSMENT**

#### **Condition 12 (Hard & Soft Landscaping) reads:**

*Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. Details shall include information regarding, as appropriate:*

- a) Means of enclosure;*
- b) Hard landscaping surfacing materials;*
- c) Planting plans including an assessment of existing and proposed trees;*
- d) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);*
- e) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.*

*The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a*

*period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.*

*Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.*

Pursuant to condition 12 the applicant has provided planting schedule and including treatment of the surroundings. The hard and soft landscaping materials are considered appropriate. The proposed planting schedule includes clear and concise layout of planting and as such detailing are considered satisfactory to allow approval of details pursuant to Condition 12. The Council's Arboricultural officer is satisfied with the level of details.

## **RECOMMENDATION**

APPPROVE DETAILS