



Officer Report

Application Number:	HGY/2026/1230
Application Type:	Approval of details reserved by a condition
Address:	5 View Close, Hornsey, London, N6 4DD
Proposal:	Approval of details pursuant to conditions 3 (Materials), 5 (Trees), 7 (Bins and Cycle Storage) and 8 (Planter and Balustrades) attached to planning permission ref: HGY/2025/2592.
Case Officer:	Mark Chan
Valid Date:	05/05/2026
Applicant:	Axsater
Agent:	Ms Mathilda Durkin

RECOMMENDATION

Approve

1. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2025/2592 – Demolition of existing detached garage, part demolition of existing building with retention of the front, side and part rear facades, erection of rear and side extensions and second floor rear extension, replacement of front porch, associated landscaping and services installations. Granted permission 22/01/2026.

2. CONSULTATION RESPONSE

Internal Consultees

LBH Conservation Officer – The submitted details are clear and comprehensively illustrated. This information appears to sufficiently meet the requirements of conditions 3, 5, 7, 8 of consent HGY/2025/2592 aimed at ensuring the necessary design quality will guide the construction works, especially within Conservation Area. Accordingly, the application is supported.

LBH Tree Officer – The submitted details are satisfactory.

LBH Transportation Team – Revisions are required to proposed layout as there is insufficient space for bicycle to access the cycle storage enclosures with the car park space occupied. The parked vehicle would also obstruct opening the doors to the cycle storage. Furthermore, the driveway finish is proposed as gravel Q25/186, please clarify whether this is loose gravel or resin bound. Loose gravel finish would not be suitable for access by wheelchair / mobility impaired users. Subject to satisfactory resolution of the above, there are no transport objections.

External Representations

Highgate Neighbourhood Forum – The proposed landscaping plans are unacceptable as they replace the existing wildlife-friendly green space with extensive hard standing. The addition of

shallow planters fails to adequately mitigate this loss of habitat. Furthermore, the proposals do not follow with the 'soft landscaping' drawings outlined in HGY/2025/2592.

Highgate CAAC – The planned use of shallow, temporary above-ground planters is inadequate, failing to provide meaningful wildlife habitat or support the ecological corridor outlined in the Highgate Neighbourhood Plan.

The submitted landscaping documents are vague and insufficient to discharge Condition 5. The proposed vegetation consists primarily of small shrubs and temporary potted plants rather than substantial trees, offering little value for wildlife or climate mitigation in what is a leafy Conservation Area.

While the text claims that existing mature trees will be protected, the landscaping scoping plan does not plot any trees, nor does it clarify which trees will use the proposed underground anchoring systems.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to the commencement of the above ground works the following details shall be submitted to, and approved in writing by, the Local Planning Authority or made available to view on site:

- *A brick sample panel (minimum 1 sq.m) constructed on site from brick showing bond and mortar pointing to be used;*
- *Material specification and material samples of any additional bricks to used in the construction of the approved development;*
- *Material specification and material samples of the natural Accoya and charred Accoya timber material to be used in the construction of the approved development;*
- *Material specification and material samples of the new single ply roof and any other roofing materials;*
- *Detail drawings of new window types to scale 1:10 and related material specification;*
- *Detail drawings of new boundary treatments and enclosures including bin and cycle stores to scale 1:10 and related material specification;*
- *Detail design drawings to scale 1:10 and material specification of new external doors and the pedestrian side gate.*

The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local Plan (2017) and Policies DM1, DM9 & DM12 of The Development Management DPD (2017).

Pursuant to discharge of Condition 3, the applicant has provided the information described below in respect of the above referenced conditions:

- Location Plan
- 24006_DC_260501_Conditions Discharge_Part 1
- 24006_DC_260501_Conditions Discharge_Part 2
- 24006_90_100 Landscaping Scoping_REV P3
- 24006_31_501_External Openings_North_Ground Floor_Plan Details_Sheet 01_WG.03 & W.G.04_REV P1

- 24006_31_511_External Openings_North_First Floor_Plan Details_Sheet 01_W.1F.07 & W.1F.06_REV P1
- 24006_31_521_External Openings_North_Second Floor_Plan Details_W.2F.01 & W.2F.04_REV P1
- 24006_31_533_External Openings_North_Section Details_Sheet 03_D.G.01_REV P1
- 24006_31_535_External Openings_North_Section Details_Sheet 05_W.G.02_REV P1
- 24006_31_536_External Openings_North_Section Details_Sheet 06_D.G.03_REV P1
- 24006_31_537_External Openings_North_Section Details_Sheet 07_W.2F.01 & W.R.01_REV P1
- 24006_31_541_External Openings_South_Ground Floor_Plan Details_Sheet 01_D.G.10 - D.G.08_REV P1
- 24006_31_551_External Openings_South_First Floor_Plan Details_Sheet 01_W.1F.09 - W.1F.04_REV P1
- 24006_31_571_External Openings_South_Section Details_Sheet 01_D.G.08 & W.1F.04_REV P1
- 24006_27_553_Section F Details Terrace_REV P1

The submitted documents and drawing shows that the selected brick is the highly sustainable 'Pirouet' range by Vandersanden, colour 'Mushroom Beige'. Some original bricks from the demolition would be salvaged and used to rebuild the original rear elevation. Natural and charred Accoya will be used in the rear elevation cladding whilst Anthracite Zinc will be used in the rear gutter and single ply roofing membrane for the remainder of the roof. Detail drawings of the approved triple glazed PPC aluminium windows at the front and rear have been provided. The replacement front door will be a secure hinged door with a natural accoya cladding and the proportions, flashings and surrounds are to match the existing.

In terms of boundary treatment, specification and landscape scoping plan for a painted timber slat fence to the boundary treatment with a height to match the neighbours have been provided. The bin and cycle storage feature low level units with a 2.5m tall fence to the boundary treatment with No. 3 View Close. The fence was previously proposed at 1.8m but following communication with the neighbour, a taller fence to match the height of the existing garage was chosen to afford more privacy to the garden of No. 3. The storage and fence will be constructed with highly durable accoya grey to ensure a long-lasting finish. Lastly, the pedestrian side gate will be constructed in an painted timber to compliment the accoya grey, at a height to match the neighbouring property.

The Council's Conservation Officer was consulted and after reviewing the submitted documents, has recommended the discharge of condition 3.

As such, the submitted details are hereby approved in respect of discharge of Condition 3.

Condition 5 reads:

Notwithstanding details hereby approved and the approved tree protection measures, which seek to protect and minimise the loss of established landscaping features to this site, details of new landscape planting and hardsurfacing to the site shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme/ detail as approved shall be carried out in the first planting season following the completion of the development.

Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy Planning Officer Delegated Report SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 5, the applicant has provided the following drawings and information described below in respect of the above referenced conditions:

- 24006_DC_260501_Conditions Discharge_Part 2
- 24006_90_100 Landscaping Scoping_REV P3

The front garden planting will consist of a combination of raised planter beds, plants growing from the permeable gravel finish and raised steel planters on either side of the main entrance. The layout will open up the front garden and create an inviting route to the house. The design will replace the existing mature landscape that is made up by mostly hardstanding and a garage building and create a low maintenance, open and beautiful space that is in keeping with what was approved under HGY/2025/2592.

The rear garden will consist of stepper planters, inset planters and permeable soft landscaping from the soil from excavation and levelled to the proposed level. The planters will create depth and layers, and an inviting route out and up the terraced planters. The existing healthy trees will remain in place, and all mature trees are to be protected as required by this condition.

It is not considered the proposed landscaping plan would materially harm local wildlife habitat nor the ecological corridor.

The Council's Tree Officer and Conservation Officer were consulted and after reviewing the submitted documents, have recommended the discharge of condition 5.

As such, the submitted details are hereby approved in respect of Condition 5.

Condition 7 reads:

Notwithstanding the approved plans details of the design of the bin and cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved and shall be maintained as such thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy SI7 of the London Plan 2021 and to promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

Pursuant to condition 7, the applicant has provided the information described below in respect of the above referenced conditions:

- 24006_90_100 Landscaping Scoping_REV P3
- 24006_90_400_Front & Rear Garden Storage_P2

The Council's Transportation Team was consulted and raised concerns about the proposed layout as there is insufficient space for bicycle to access the cycle storage enclosures with the car park space occupied. The parked vehicle would also obstruct opening the doors to the cycle storage.

Following the above comments, the applicant has submitted revised drawings. The revised drawings show that the entire front garden would be finished in gravel which is suitable for the loading of a car and the car parking space could move to enable access to the bicycle storage. When a car is parked furthest away from the bin and cycle stores, the drawings indicate that there would be a 2.3m wide separation between the storage and the car. This separation would provide sufficient space for access and would no longer obstruct the doors to the storage. The applicant has explained that the whole frontage of No. 5 View Close includes a dropped curb, and so the location of the car would not impact the location of the vehicular crossover.

The applicant has also introduced stone hardstanding pathway in the front garden. The pathway would be 0.815m wide minimum and includes a 1.2m turning circle that would be suitable for access by wheelchair / mobility impaired users. The remainder of the garden would be gravel in order to provide a permeable finish to the garden and comply with our SuDs proposal.

As such, the submitted details as amended are hereby approved in respect of Condition 7.

Condition 8 reads:

Notwithstanding the plans hereby approved, full details of the planter and balustrade to the roof terrace, including scaled drawings, sections, materials and finishes, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the residential amenities of neighbouring occupiers and to prevent overlooking of adjoining properties by ensuring appropriate control over roof extensions and associated structures, consistent with Policy D6 of the London Plan 2021 and Policy DM1 of the Development Management DPD 2017.

Pursuant to condition 8, the applicant has provided the information described below in respect of the above referenced conditions:

- 24006_27_553_Section F Details Terrace_REV P1
- 24006_DC_260501_Conditions Discharge_Part 2

The approved glazed balustrade will be 1.1m above terrace level and encircle the perimeter of the terrace. The glazed balustrade is specified for its lightweight, un-obtrusive properties.

A planter will be installed on the western side of the glazed balustrade to obscure any possible views from the terrace to the garden of No. 7 View Close. The PPC aluminium planter is specified to a height to match the parapet wall and will contain a perforated base plate for drainage. The plants specified within the planter are to a specialist landscape designer's specification aiming to mitigate any overlooking.

As such, the submitted details as amended are hereby approved in respect of Condition 8.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS 3, 5, 7 and 8.

