



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/1387</b>                                                                                                                            |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                              |
| <b>Address:</b>            | Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ                                                                                   |
| <b>Proposal:</b>           | Approval of details reserved by a condition 13 (Ecological enhancement/protection measures) attached to planning application Ref: HGY/2022/0295 |
| <b>Case Officer:</b>       | Kwaku Bossman-Gyamera                                                                                                                           |
| <b>Valid Date:</b>         | 15/05/2026                                                                                                                                      |
| <b>Applicant:</b>          | Alexander James Contracts                                                                                                                       |
| <b>Agent:</b>              | Colony Architects                                                                                                                               |

## **RECOMMENDATION**

**Approve**

## **APPROVED DEVELOPMENT**

HGY/2022/0295 – Redevelopment of existing car parking area to provide 3 x 3-bedroom houses over three storeys with associated gardens, refuse/recycling and cycle stores. Reconfiguration of parking area accessed off Tilson Road to rear, including new vehicular gate, provision of additional communal amenity space and replacement refuse/recycling and storage facilities. Enhanced landscaping across Ashdowne Court.

## **ANALYSIS/ASSESSMENT**

***Condition 13 (Ecological enhancement/protection measures) reads:***

*(a) At least three months prior to the occupation of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.*

*(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards. Development shall be implemented with the details as approved and retained for the lifetime of the development.*

*Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.*

The applicant has submitted comprehensive details in respect of this condition. The Council's Arboricultural Officer has reviewed the submitted documents and is satisfied with the proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

## **RECOMMENDATION**

GRANT DISCHARGE