



Officer Report

Application Number:	HGY/2026/1634
Application Type:	Approval of details reserved by a condition
Address:	16 Stapleton Hall Road, Hornsey, London, N4 3QD
Proposal:	Details pursuant to part of Condition 4 (front garden treatment including refuse & cycle storage) of planning permission reference HGY/2024/0811 (resubmission)
Case Officer:	Neil McClellan
Valid Date:	09/06/2026
Applicant:	MR Morgenstern
Agent:	Mr Sruli Lieberman

RECOMMENDATION

Approve

PROPOSAL

This application seeks to revise the details previously approved under application reference HGY/2025/1727 to discharge Condition 4 of the original permission, with new details.

APPROVED DEVELOPMENT

Single storey rear extension, loft conversion comprising rear dormer extension & front roof lights, and the conversion of the extended dwellinghouse into three separate self-contained flats.

HISTORY/BACKGROUND

Planning permission was granted under reference HGY/2024/0811 for a single storey rear extension, loft conversion comprising a rear dormer extension and front roof lights, and the conversion of the dwellinghouse into three separate self-contained flats at 16 Stapleton Hall Road, Hornsey, London, N4 3QD.

Pursuant to Condition 4 of that permission, an application for approval of details relating to the front garden treatment (including refuse and cycle storage) was approved under application reference HGY/2025/1727.

Following this approval, LBH Enforcement officers responding to a neighbour's complaint about the implementation of the development, raised a concern about the practicality and useability of the approved bin store arrangement. This resubmission is made to address that concern by revising the bin storage layout. The updated drawing now shows five bins positioned along the left-hand side boundary and one bin repositioned to the right-hand side of the front garden. This revised

arrangement ensures that all six bin positions are at ground level, fully accessible to both residents and waste collectors, and consistent with the Council's waste management requirements.

ANALYSIS/ASSESSMENT

Condition 4 reads:

The approved development shall not be occupied until a scheme for the treatment of the property's front garden/front forecourt has been submitted and approved in writing by the Local Planning Authority. The scheme shall include full plans and details of the following:

- *The removal of the existing car parking space.*
- *Secure, sheltered and accessible bicycle storage for a minimum of 5 bicycles.*
- *An enclosure for refuse and recycling storage in accordance with the Council's Waste and Recycling Storage standards.*
- *A low boundary wall along the property's frontage.*
- *Details of all other hard and soft landscaping, including the planting of an appropriately sized tree of a suitable species.*
- *The timescale for the planting of trees and/or shrubs.*

The approved scheme shall be implemented prior to the first occupation of the approved development and shall be retained thereafter.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity and to promote sustainable modes of transport, in accordance with Policy D4 and T5 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 and DM32 of The Development Management DPD 2017.

Submitted Details & Assessment

The revised bin storage layout continues to comply in all other respects with the requirements of Condition 4. The number of bin spaces, the type of enclosures, the cycle storage provision, the boundary wall treatment, and the landscaping details all remain as previously approved under HGY/2025/1727. The sole change is the repositioning of one bin from the left-hand side to the right-hand side in order to resolve the accessibility issue identified by officers.

The updated drawing now shows five bins positioned along the left-hand side boundary and one bin repositioned to the right-hand side of the front garden. This revised arrangement ensures that all six bin positions are at ground level, fully accessible to both residents and waste collectors, and consistent with the Haringey's waste management requirements.

The submitted details are considered to meet the requirements of the condition.

RECOMMENDATION

GRANT DISCHARGE CONDITION

