



Officer Report

Application Number:	HGY/2026/1599
Application Type:	Approval of details reserved by a condition
Address:	Arundel Court, Lansdowne Road, Tottenham, London, N17 0LR
Proposal:	Approval of details reserved by a condition condition 23 (Urban Greening Factor) attached to planning application Ref: HGY/2024/1450.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	05/06/2026
Applicant:	Alexander James Contracts
Agent:	Colony Architects

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2024/1450 – Description – Redevelopment of existing car parking area to both Arundel Court and Baldewyne Court to provide 30 units over 4 blocks of three-storeys with associated amenity space, refuse/recycling and cycle stores. Reconfiguration of parking area accessed off Lansdowne Road, provision of additional communal amenity space, new cycle facilities and replacement refuse/recycling facilities. Enhanced landscaping across Arundel Court and Baldewyne Court

ANALYSIS/ASSESSMENT

Condition 23 (Urban Greening Factor) reads:

Prior to completion of the construction work, an Urban Greening Factor calculation should be submitted to and approved by the Local Planning Authority demonstrating a target factor of 0.4 has been met through greening measures.

Reason: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13

Pursuant to condition 23, comprehensive Urban Greening Plan details including drawings have been submitted in respect of condition 23. The Council's Climate Change officer has reviewed the document and is satisfied with proposed measures and as such the submission is proposing a UGF of 0.46 which is higher than the 0.4 required by the condition. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

