



Officer Report

Application Number: HGY/2026/1780
Application Type: Approval of details reserved by a condition
Address: Fiske Court, Lansdowne Road, Tottenham, London, N17 0NA
Proposal: Approval of details reserved by a condition 12 (b) (Living Roofs) attached to planning application Ref: HGY/2022/0305
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 24/06/2026
Applicant: Alexander James Contracts
Agent: Colony Architects

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/0306 – Description – Redevelopment of existing garages to provide 4 x 2 bedroom houses over two-storeys with associated gardens, refuse/recycling and cycle stores. Reconfiguration of parking area accessed off St. Paul's Road, including provision for additional communal amenity space and replacement refuse/recycling and storage facilities. Enhanced landscaping across Fiske Court.

ANALYSIS/ASSESSMENT

Condition 12 (b) (Living roof) reads:

(b) Prior to the occupation of the dwellings, evidence must be submitted to and approved by the Local Planning Authority that the living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. 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 12 (b), comprehensive details have been submitted in respect of condition 12 (b). The Council's Climate Change officer has reviewed the document and is

now satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE