



Officer Report

Application Number:	HGY/2026/1986
Application Type:	Approval of details reserved by a condition
Address:	3 & 3a Curzon Road, Hornsey, N10 2RB
Proposal:	Submission of details pursuant to Part (f) of Condition 3 (front boundary treatment) of planning permission reference HGY/2023/2654 granted 30th May 2024 for the erection of a three-storey rear extension, single storey ground floor extension, rear dormer extension and basement excavation with the reconfiguration of the existing two self-contained flats to form four self-contained flats comprising one 1-bedroom unit, two 2-bedroom units and one 3-bedroom unit.
Case Officer:	Neil McClellan
Valid Date:	09/07/2026
Applicant:	Mr Neal Hollenbery
Agent:	Mr David Bellis

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Three-storey rear extension, single storey ground floor extension, rear dormer extension and basement excavation with the reconfiguration of the existing two self-contained flats to form four self-contained flats comprising one 1-bedroom unit, two 2-bedroom units and one 3-bedroom unit.

ANALYSIS/ASSESSMENT

Condition 3 reads:

Prior to the commencement of buildings works above grade, detailed drawings, including sections, material specification, including samples where necessary, to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;*
- b) Detailing of roof and dormer treatment;*
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at an appropriate scale, which shall include a recess of at least 115mm;*
- d) Details of balustrading;*
- e) Facing Brickwork: sample panels of proposed brickwork to be used showing the, colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;*

- f) *Front boundary treatment; and*
- g) *Any other external materials to be used,*

Shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017. Management Development Plan Document 2017.

Note: This application relates only to part (f) of the above condition.

Submitted Details & Assessment

Pursuant to condition 3 (f) the applicant has submitted details of a red brick, with blue/grey brick capping front boundary wall approximately 0.75 metres high, with slightly higher (1.0 m) brick walls along the property's side boundaries with the same brick and detailing as the front boundary wall. At the request of LBH's Conservation officer, the planting area behind the wall has been deepened to 0.3 metres to ensure a viable hedge can be planted. Details of the wall materials have also been provided. A buff multi blend handmade bricks will form the main part of the wall, designed to replicate the appearance of reclaimed bricks. A double bullnose blue brick is proposed for the coping.

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

RECOMMENDATION

GRANT DISCHARGE CONDITION.

Informatives:

INFORMATIVE: Partial discharge of condition

The applicant is advised that this approval of details applies only to part f of Condition 3 (external treatment).