



Officer Report

Application Number:	HGY/2026/1988
Application Type:	Approval of details reserved by a condition
Address:	3 & 3a Curzon Road, Hornsey, N10 2RB
Proposal:	Submission of details pursuant to Condition 11 (hard & soft landscaping) 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 11 reads:

No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

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

Submitted Details & Assessment

Pursuant to condition 5 the applicant has submitted a detailed hard and soft landscaping scheme. 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. The applicant was also asked to provide details of the external materials to the hard landscaping. In summary the proposed landscaping comprises:

- Details of the bricks and close boarded fencing to be used on the front and rear boundaries of the site.
- Reproduction ceramic tiling to create a mosaic front garden paths in a design and style that reflects the property and wider conservation area's Victorian/Edwardian heritage.
- 'Marshalls Towngate' multi buff sandstone paving for paved areas to the rear, side pathway and bi store access, with a dark grey brick edging detail.
- Gravel borders are proposed around the edge of the rear lawn.
- Concrete steps proposed to access the rear garden from the pathway running alongside the property and to provide access between the rear lightwell/patio area serving the approved lower ground flat. And the communal garden.
- A variety of native shrubs are proposed in a 400mm deep strip around the site's rear borders.
- Two lawned areas are proposed to the rear.
- Four existing trees to the rear are to be retained.
- 300mm wide privet hedge, 1.2-1.5m behind the front boundary wall.
- Galvanised steel grille flush with the ground level over the front light well.

The amended scheme and additional information show an appropriate landscape scheme that in its design and materiality compliments the charter and appearance of the application property and conservation area.

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

RECOMMENDATION

GRANT DISCHARGE CONDITION.