



Officer Report

Application Number:	HGY/2026/1987
Application Type:	Approval of details reserved by a condition
Address:	3 & 3a Curzon Road, Hornsey, N10 2RB
Proposal:	Submission of details pursuant to Condition 6 (refuse storage) 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 6 reads:

A detailed scheme for the provision of refuse and waste storage and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

Submitted Details & Assessment

Pursuant to condition 6 the applicant has submitted plans, material specification and elevational detail of the proposed refuse. A horizontal shiplap cedar boarding clad enclosure is proposed with

capacity for 8 bins to serve the four approved flats. It will be sited behind the front boundary wall and hedge. Following comments from LBH Conservation, the bin store has been set further back to allow for the planting of a viable privet hedge between the boundary wall and proposed refuse shelter.

Given the constraints of the site, and the need to provide the four approved flats with sufficient refuse storage, the proposed arrangements are considered the best practical solution.

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

RECOMMENDATION

GRANT DISCHARGE CONDITION.