

Officer Report

Application Number:	HGY/2026/2486
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 4 (Landscaping) attached to planning permission ref: HGY/2024/1450 for the 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
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	07/09/2026
Applicant:	6
Agent:	Alexander James Contracts Colony Architects

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2024/1450 – 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 4 (Landscape) reads:

(Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;*
- b) Means of enclosure;*
- c) Hard surfacing materials;*

- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and Soft landscape works shall be supported by:*
- e) Planting plans;*
- f) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);*
- g) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and*
- h) Implementation and long-term management programmes (including a five-year irrigation plan for all new trees). The soft landscaping scheme shall include detailed drawings of:*
 - i) Existing trees to be retained;*
 - j) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and*
 - k) Any new trees and shrubs, including street trees, to be planted together with a schedule of species which must include 24 new trees.*

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). 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 retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017

Applicant has submitted compressive details in respect of this condition. Council's Arboricultural Officer has reviewed the submitted documents and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE