



Officer Report

Application Number:	HGY/2024/0200
Application Type:	Approval of details reserved by a condition
Address:	118, Stapleton Hall Road, Hornsey, London, N4 4QA
Proposal:	Approval of details pursuant to condition 8 (waste/recycling storage and details of screen planting) attached to planning reference HGY/2023/1084.
Case Officer:	Roland Sheldon
Valid Date:	24/01/2024
Applicant:	Mike Ashe
Agent:	Rupert Eveleigh

RECOMMENDATION

Approve

1. SITE & SURROUNDINGS

The subject site is a Victorian-era terraced dwellinghouse located on the southern side of Stapleton Hall Road, at the junction with Albany Road. The property is of traditional appearance with red brick, white painted stone detailing and a projecting bay to the front elevation.

The property was severely damaged by a fire in 2017 and is currently uninhabitable due to its derelict state. Some of the original detailing on the building's front elevation remains relatively undamaged.

The site is opposite St Aidan's Primary School. It backs on to the wooded embankment of a stretch of the London Overground railway.

The street scene is characterised by terraced dwellings of similar nature featuring rear ground floor level extensions. Several properties within the terrace have been converted into flats. A number of light wells of varying sizes have been introduced along the street.

The subject site is located within the Stroud Green Conservation Area (CA) but does not fall within the curtilage of a listed building.

2. APPROVED DEVELOPMENT and relevant planning history

HGY/2023/1084: Two storey rear extension, roof conversion with side and rear dormer windows and subdivision of the property into 4 self-contained flats – Approved 28/07/2023

HGY/2023/2264: Approval of details pursuant to condition 3 (External Materials), Condition 4 (Window and Door Details & Schedule), Condition 7 (Cycle Store Details) and Condition 9 (Construction Management and Logistics Plan) of planning application HGY/2023/1084 – Approved 06/11/2023

3. ANALYSIS/ASSESSMENT

Condition 8 reads as follows:

Notwithstanding the approved drawings and before the occupation of the residential units hereby permitted full details of the enclosures and screening of recycling containers, wheeled refuse bins and/or other refuse storage containers shall be submitted to and approved in writing by the Local Planning Authority and thereafter provided and maintained on site. Details of landscaping to be planted inside the front boundary of the site shall also be included in such measures to screen the appearance of bins and to improve the appearance of this site.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

In support of the discharge of the condition, the following has been submitted:

- Location Plan S01
- GA 01/E
- GA 03/ F

The bin enclosures have a slatted timber treatment of 1.5 metres height. They would be partially screened by a 300mm depth privet boundary hedge which would reach 1.35 metres height. The stores and boundary screening are considered to fulfil the requirements of the condition in the interests of the visual amenities of the locality. The details are recommended for approval accordingly.

4. RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to allow for the details to be approved in connection with condition 8.