LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1897 **Ward:** Stroud Green

Date received: 10/06/2016

Drawing number of plans: 7351 Rev A/ Tree planting plan

Address: Reservoir Cottage Mount View Road N4 4SP

Proposal: Approval of details pursuant to condition 4 (hard and soft landscape works) attached to planning permission HGY/2015/3513

Applicant: MrOsman Rankin

Officer contact: Adam Flynn

2. APPROVED DEVELOPMENT

HGY/2015/3513 - Demolition of existing building and replacement with a single dwelling and associated landscaping – Approved 20/01/2016

3. ANALYSIS/ASSESSMENT

No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: green roof details and maintenance; proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an 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 in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

The details as set out in drawing 7351 Rev A/ Tree planting plan are acceptable for the purpose of discharging this condition.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION