

Officer's Report

Application Number	HGY/2022/2515
Type	Approval of details reserved by a condition
Location	High Road West, London, N17
Proposal	Approval of details pursuant to Condition 11 (arboricultural method statement, including a tree protection plan) in relation to Phase 1 - Plot A attached to planning permission HGY/2021/3175
Case Officer	Philip Elliott
Valid Date	27/09/2022
Applicant	Lendlease (High Road West) Limited
Agent	Mr Archie Halls

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPROVED DEVELOPMENT

Hybrid Planning application was granted on 31/08/2022 for the following –

- 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and
- 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works.

2. CONSULTATION RESPONSE

Senior Arboricultural Officer (Planning)

I hold no objections to the submitted details for Plot A of the design and Condition 11 (arboricultural method statement including tree protection plan) can be discharged without delay.

3. ANALYSIS/ASSESSMENT

Condition 11 reads:

11. Arboricultural methods statement (PRE COMMENCEMENT)

No development shall take place in a Phase of the development until an Arboricultural method statement, including a tree protection plan, has been prepared in accordance with

BS5837:2005 Trees in Relation to Construction" in relation to the relevant Phase and approved in writing by the Local Planning Authority. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed and inspected by the Council Arboriculturalist prior to commencement of construction activities within the relevant Phase and retained until completion. It must be designed and installed as recommended in the method statement.

REASON: To protect the trees which are to be retained and in the interest of the visual amenities of the area.

Pursuant to Condition 11 the applicant has provided an Arboricultural Method Statement (AMS) which includes a tree protection plan. The AMS has been formulated in accordance with the latest version of the relevant British Standard - BS5837. The AMS identifies the trees which are to be retained and indicates how they would be protected in the interest of the visual amenities of the area. The details are therefore acceptable.

4. RECOMMENDATION

APPROVE ARBORICULTURAL METHOD STATEMENT DETAILS (FOR PHASE 1 - PLOTS A1 & A2) RESERVED BY CONDITION 11 ATTACHED TO HGY/2021/3175.

Informatives:

- **INFORMATIVE:**
The applicant is advised that robust protective fencing/ground protection must be installed and inspected by the Council Arboriculturalist prior to the commencement of construction activities for Phase 1 and retained until completion. It must be designed and installed as recommended in the method statement.