

Officer's Report

Application Number	HGY/2022/4206
Type	Approval of details reserved by a condition
Location	9, Craven Park Road, London, N15 6AA
Proposal	Approval of details reserved by a condition 7 (Hard and Soft landscaping) attached to planning reference HGY/2020/0336
Case Officer	Sarah Madondo
Valid Date	23/11/2022
Applicant	The Well Trust Ltd
Agent	Mr Richard Campanini

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Variation of condition 2 (plans and specifications) attached to planning permission HGY/2016/0110 to remove sub-basement; incorporate lift with subsequent repositioning of stair and elevation changes (particularly the west elevation) and floor layouts; remove ground floor bay (east elevation) and replace with external door; redesign 2nd floor to accommodate plant room; adjust 2nd floor fenestration with some windows replaced by louvres; replace glass balustrade on the 2nd floor terrace with aluminium rail; remove brick pattern to the rear elevation; remove glass bricks (for privacy reasons) - brick detailing retained to all (non-concealed) facades to maintain visual interest.

CONSULTATION RESPONSE

NONE

ANALYSIS/ASSESSMENT

Condition 4 reads:

Details of a scheme depicting those areas to be treated by means of hard and soft landscaping shall be submitted to, approved in writing by, and implemented in accordance with the approved details. Such a scheme shall include a schedule of species and a schedule of proposed materials/samples. The approved landscaping scheme shall thereafter 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 maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure the development has satisfactory landscaped areas and in the interests of the visual amenity of the area.

Pursuant to condition 7 the applicant has submitted drawings E19-013/PLLAN001 REV 1 indicating areas of hard and soft landscaping, new gate and new brick wall and piers which is acceptable. A

brochure/CMP external presentation has been submitted indicating samples/specifications of materials which is acceptable. Overall it is considered that sufficient information has been submitted for the purposes of discharging this condition.

RECOMMENDATION

GRANT DISCHARGE CONDITION