

Officer's Report

Application Number	HGY/2022/2668
Type	Approval of details reserved by a condition
Location	Land at, Watts Close, London, N15 5DW
Proposal	Approval of details pursuant to condition 7(a) (Biodiversity) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.
Case Officer	Tania Skelli
Valid Date	27/09/2022
Applicant	Formation Design and Build Ltd
Agent	Ms Rocio Casado

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/0035 - Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

2. CONSULTATION RESPONSE

LBH Nature conservation – support

3. ANALYSIS/ASSESSMENT

Condition 7 reads:

Biodiversity

(a) Prior to above ground works, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Pursuant to condition 7 (a) the applicant has provided an Ecological Enhancement Strategy. This has been assessed by the Nature Conservation Officer and found acceptable to be discharged.

The following conditions are outstanding:

4(b-d) (Energy), 5 (Overheating), 7(b) (Biodiversity), 9 (Unexpected contamination), 12 (Drainage), 14 (SBD), 15 (Cycle storage), 16 (refuse storage), 18 (EVCP), 19 (Servicing).

Conditions 8 (Land contamination) and 11 (Drainage) are currently under consideration.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 7(a)

Informatives:

- INFORMATIVE: Part discharge of condition.

The Applicant is advised that this decision notice relates to condition 7(a) (Biodiversity) only and that a separate application for condition 7(b) (Biodiversity) will need to be submitted and discharged for Condition 7 (Biodiversity) to be discharged in full.