

Officer's Report

Application Number	HGY/2022/4503
Type	Approval of details reserved by a condition
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ
Proposal	Approval of details pursuant to Condition 13 (Tree Protection Plan) of Planning Permission HGY/2019/0108 (Appeal ref. APP/Y5420/W/19/3232707)
Case Officer	Philip Elliott
Valid Date	21/12/2022
Applicant	-
Agent	Anna Rigelsford

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning application HGY/2019/0108 was refused by the Council on 10/04/2019. The application was subsequently allowed on appeal (PINS Ref. APP/Y5420/W/19/3232707) on 16/04/2020. The approved development consisted of the following:

Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 170 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works.

CONSULTATION RESPONSES

Senior Arboricultural Officer (Planning):

No objections to the submitted details. Condition 13 (Tree Protection Plan) can be discharged without delay.

ANALYSIS/ASSESSMENT

Condition 13 reads:

No development shall commence until a Tree Protection Plan has been submitted to the Local Planning Authority for its written approval demonstrating a protection methodology for the neighbouring trees proposed to be retained during construction that shall incorporate the installation of appropriately sized and located wooden hoardings secured to the ground to protect the trees from impact damage. Once approved the development shall be constructed in accordance with the approved details.

Pursuant to Condition 13 the applicant has submitted an arboricultural report. The report provides details which demonstrate a protection methodology for the neighbouring trees proposed to be retained during construction and incorporates the installation of appropriately sized and located hoardings secured to the ground to protect the trees from impact damage. The details are acceptable and should be approved.

RECOMMENDATION

APPROVE TREE PROTECTION PLAN DETAILS RESERVED BY CONDITION 13 ATTACHED TO HGY/2019/0108 (APP/Y5420/W/19/3232707).