

Officer's Report

Application Number	HGY/2022/4126
Type	Approval of details reserved by a condition
Location	807 High Road, Tottenham, London, N17 8ER
Proposal	Approval of details pursuant to part (a) of Condition 9 (Tree retention) attached to planning permission HGY/2021/0441
Case Officer	Philip Elliott
Valid Date	15/11/2022
Applicant	Mr Richard Serra
Agent	Mr James Beynon

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2021/0441) was granted on 03/09/2021 for:

- Full planning application for the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical / health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works.

CONSULTATION RESPONSES

Senior Arboricultural Officer (Planning)

I hold no objections to the submitted details. Condition 9 part (a) (Tree retention) can be discharged without delay.

ANALYSIS/ASSESSMENT

Condition 9 reads:

Tree retention

9. (a) No development shall commence (including demolition), until a scheme for the protection of the existing Common Ash tree (T1 in the Arboricultural Impact Assessment, March 2020) immediately adjacent to the sited trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- i) Location and installation of services/ utilities/ drainage;
- ii) Methods of demolition within the Root Protection Area (RPA as defined in BS 5837: 2012) of the retained trees;
- iii) Details of construction within the RPA or that may impact on the retained trees;
- iv) a full specification for the installation of boundary treatment works;
- v) a specification for scaffolding and ground protection within tree protection zones;

- vi) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
- vii) Methodology and detailed assessment of root pruning;
- viii) Arboricultural supervision and inspection by a suitably qualified tree specialist
- ix) Reporting of inspection and supervision; and
- x) Methods to improve the rooting environment for retained and proposed trees and landscaping.

(b) The development thereafter shall be implemented in accordance with the approved details.

REASON: To safeguard the existing tree in order to ensure a satisfactory level of amenity and biodiversity, in accordance with Local Plan Policy DM1 and pursuant to section 197 of the Town and Country Planning Act 1990.

Pursuant to Condition 9 the applicant has submitted an Arboricultural Method Statement & Tree Protection Plan. The statement and plans provide details of how the existing Common Ash tree would be protected during construction. The details are acceptable, the documents satisfy the criteria of the condition, and would safeguard the existing tree in order to ensure a satisfactory level of amenity and biodiversity.

RECOMMENDATION

APPROVE TREE RETENTION DETAILS RESERVED BY PART A OF CONDITION 9 ATTACHED TO HGY/2021/0441.