

Officer's Report

Application Number	HGY/2022/4472
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 22 (Tree Protection Meeting) of Planning Permission HGY/2016/4165
Case Officer	Philip Elliott
Valid Date	19/12/2022
Applicant	-
Agent	Georgia Crowley

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Outline planning permission (Reference: HGY/2016/4165) was granted on 2 May 2018 for: Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

Reserved Matters of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works - was approved under HGY/2018/2353 on 14/11/2018.

3. CONSULTATION RESPONSES

Senior Arboricultural Officer (Planning)

Approval of details pursuant to Condition 22 (Tree Protection Meeting) of Planning Permission HGY/2016/4165 can be discharged without delay.

4. ANALYSIS/ASSESSMENT

Condition 22 reads:

PRE COMMENCEMENT - Tree protection meeting (pre-commencement)

No development shall commence until all those trees to be retained, as indicated in the Tree Protection Plans (2931-ARB-03 Rev B) (April 2017), have been protected by secure, stout, exclusion fencing erected at the recommended distance for the Root Protection Areas (RPA), in accordance with BS 5837: 2012 Trees in Relation to Design, Demolitions and Construction. Any works connected with the approved scheme within the RPA shall be carried out under the supervision of the Arboricultural Consultant. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access within the RPA. The Local Planning Authority shall be

given not less than two weeks' prior written notice by the developer of the commencement of works on the site in order that the council may verify via a site meeting attended by all interested parties to confirm all the protection measures to be installed for trees and discuss any construction works that may impact on the root protection areas. The tree protective measures must be inspected or approved by the Council Arboricultural officer, prior to the commencement of demolition works on site. All construction works within the root protection areas or that may impact on them, must be carried out under the supervision of the Consultant Arboriculturist.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

Pursuant to Condition 22 the applicant has submitted tree protection plans. The plans provide details that demonstrate a protection methodology for the neighbouring trees proposed to be retained around Ashley House during construction. The applicant has also supplied images of the site which, along with the protection plans, confirm how the root systems of trees that are to remain after building works are completed would be safeguarded. The tree protective measures have been inspected by the Council Arboricultural officer who is happy for them to be approved.

5. RECOMMENDATION

APPROVE TREE PROTECTION DETAILS RESERVED BY CONDITION 22 ATTACHED TO HGY/2016/4165.

As shown on approved drawings/documents:

- 2931-ARB-03 Rev. B; and 2931-ARB-03 Rev. B