

Officer's Report

Application Number	HGY/2023/0311
Type	Approval of details reserved by a condition
Location	26-28, Brownlow Road, London, N11 2DE
Proposal	Application for Discharge of condition 16 (HGY/2020/1615) for landscaping.
Case Officer	Josh Parker
Valid Date	31/01/2023
Applicant	-
Agent	Mr Joseph Oakden

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

REF: HGY/2020/1615 - Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 1 parking space, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear.

3. ANALYSIS/ ASSESSMENT

Condition 16 states the following: PRIOR TO ABOVE GROUND WORKS
COMMENCEMENT: Landscaping

No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure including gates and boundary treatments; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc, nesting boxes etc); proposed and existing functional services above and below ground (eg. Drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall 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 retained thereafter.

REASON: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

DISCUSSION:

Following the granting of permission for HGY/2020/1615 the applicant has engaged PJC Consultancy to design a comprehensive soft a soft landscape management plan. The management plan is comprised of the following sections:

- Landscape General Arrangement Plan
- Hard Landscape & Boundary Treatment Plan
- Landscape Detail – Living Roofs
- Soft Landscape Detailed Planting Plan
- Soft Landscape Specification
- Landscape Maintenance & Management Plan

Officers accepts all requirements of Condition 16 have been met with the above information.

4. RECOMENDATION

GRANT DISCHARGE OF CONDITON