

Officer's Report

Application Number	HGY/2023/0621
Type	Approval of details reserved by a condition
Location	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA
Proposal	Approval of details pursuant to condition 27 (Archaeology) attached to planning permission ref: HGY/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.
Case Officer	Tania Skelli
Valid Date	02/03/2023
Applicant	Delta Architects (Agent)
Agent	Ms. Benitez

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Officer contact: Tania Skelli

2. APPROVED DEVELOPMENT

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

3. CONSULTATION RESPONSE

EH GLASS – Support

4. ANALYSIS/ASSESSMENT

Condition 27 reads:

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is

included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include: (A) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; (B) Where appropriate, details of a programme for delivering related positive public benefits; (C) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To comply with the requirements of paragraph 194 of the NPPF 2021 and Policy DM9 of the Development Management DPD 2017.

Pursuant to condition 27 the applicant has provided A Written Scheme of Investigation for an Archaeological Evaluation (ref. 34688), prepared by AOD Archaeology Group.

The evaluation includes evidence of test pits, boreholes and a desktop study. This was considered by the English Heritage Greater Archaeological Advisory Service (GLASS) and considered compliant with the relevant standards. Accordingly, it is recommended to be discharged.

The following conditions are outstanding:

6 (Telecoms), 7 (SBD), 8 (External lighting), 9 (Boundary treatment), 10 (Landscaping), 11 (Parapet), 13 (Cycle), 14 (Delivery and Servicing Plan), 16 (Water main), 17 (Ground investigation), 18 (Land contamination), 20 (Energy), 21 (Ecology), 24 (Be seen), 28 (Passive house) and 29 (PHPP).

Conditions 15 (Piling) and 19 (DEMP/CEMP/CLP) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

- *The applicant is advised that following conditions are outstanding:*

6 (Telecoms), 7 (SBD), 8 (External lighting), 9 (Boundary treatment), 10 (Landscaping), 11 (Parapet), 13 (Cycle), 14 (Delivery and Servicing Plan), 16 (Water main), 17 (Ground investigation), 18 (Land contamination), 20 (Energy), 21 (Ecology), 24 (Be seen), 28 (Passive house) and 29 (PHPP).

Conditions 15 (Piling) and 19 (DEMP/CEMP/CLP) are currently under consideration.