

Officer's Report

Application Number	HGY/2023/0569
Type	Approval of details reserved by a condition
Location	Branksome, Courtenay Avenue, Hornsey, London, N6 4LP
Proposal	Approval of details pursuant to condition 18b (Archeology) attached to planning permission ref: HGY/2021/1190 dated 6/10/2021 and as amended by ref: HGY/2021/3129 dated 15/11/2021 for the demolition of the existing dwelling house and erection of replacement dwelling house, including accommodation at basement, ground, first floor and roof levels with associated landscaping to front and rear garden areas.
Case Officer	Tania Skelli
Valid Date	24/02/2023
Applicant	Mr Patrick Daniel
Agent	Ms Yan Lau

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Application ref: HGY/2021/1190 dated 6/10/2021 and as amended by application ref: HGY/2021/3129 dated 15/11/2021, for the demolition of the existing dwelling house and erection of replacement dwelling house, including accommodation at basement, ground, first floor and roof levels with associated landscaping to front and rear garden areas.

Non-material amendment application ref: HGY/2021/3129 was approved to amend the time trigger points for each of the relevant conditions, including condition 8. The new time trigger is shown below.

2. CONSULTATION RESPONSE

EH GLASS - Support

3. ANALYSIS/ASSESSMENT

Condition 18b reads: Archaeology

18. Archaeology No demolition or development shall take place until a 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, which shall include the statement of significance and research objectives, and

A. 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. 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 WSI.

Part A was discharged earlier under ref. HGY/2021/3297. The current submission includes an Archaeological watching brief by MOLA dated September 2022 which includes site investigation and findings. This was assessed by the Archaeology branch of English Heritage (GLASS) and found acceptable.

Accordingly, condition 18, part b, is now recommended for discharge.

An informative is recommend reminding the applicant that the following conditions are outstanding: 13 (Tree Protection), 16 (Part M4), 8 [part a] (Energy Statement).

4. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

- The applicant is reminded that the following conditions are outstanding: 13 (Tree Protection), 16 (Part M4), 8 [part a] (Energy Statement).