

Officer's Report

Application Number	HGY/2023/0336
Type	Approval of details reserved by a condition
Location	12 Broadlands Road, Hornsey, London, N6 4AN
Proposal	Approval of details pursuant to condition 4 (Method of Construction Statement), Condition 8 (Arboriculture works and protection) and Condition 10 (Green roof information) attached to planning permission ref: HGY/2021/0692.
Case Officer	Josh Parker
Valid Date	02/02/2023
Applicant	Ms Olga Germanovic
Agent	Mr Rhys Denbigh

RECOMMENDATION

1. APPROVED DEVELOPMENT

Construction of a part single, part two-storey dwelling house (C3) with associated off street parking

2. CONSULTATION RESPONSE

Internal

Arborist- No objections with proposal

3. ANALYSIS/ASSESSMENT

Condition 4 reads:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Comment: The Method of Construction Statement submitted contains the requested details and information in relation to condition above, and is considered to be acceptable for the purpose of discharging this condition.

Condition 8 reads:

Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS shall include:

- a) Location details of the proposed foundations as well as installation of services/ utilities/ drainage.
- b) Details of construction within the RPA or that may impact on the retained trees.
- c) Full specification for the construction of the parking area and driveway, including details of the no-dig specification.
- d) A specification for protective fencing to safeguard trees during construction phases, so that those trees to be retained, as indicated in the approved drawings have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and to a suitable height.
- e) Any works connected with the approved scheme within the branch spread of the trees to be by hand only.
- d) No storage of materials, supplies or plant machinery to be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.
- g) Appropriate arboricultural supervision and inspection by a suitably qualified tree specialist.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

Comment: An Arboricultural Method Statement and Tree Protection Plan inline with BS5837 has been prepared by Rod Benzies ND Arb, BSc Forestry, MArborA of Indigo Surveys and contains requested details and information for the discharge of this condition. This has been reviewed by the Council's Arboricultural Office.

Condition 10 reads:

No development shall commence until details of a scheme for a "vegetated" or "green" roof for the relevant part of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type with vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy G5 of the London Plan 2021 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017 and Policies DM21 and DM12 of The Development Management DPD 2017.

Comment: The detail in respect of the Green Roof are considered acceptable for the purposes of discharging this condition.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS 4, 8 & 10

Informatives:

- Conditions 3, 7, 9, 11 & 12 are still requiring discharging. Conditions 3 & 12 are currently being assessed under application ref: HGY2023/0442.