

Officer's Report

Application Number	HGY/2022/4187
Type	Approval of details reserved by a condition
Location	Jameson Lodge, 58 Shepherds Hill, Hornsey, London, N6 5RW
Proposal	Approval of details pursuant to Condition 4 (landscaping) and Condition 6 (tree protection) attached to planning reference HGY/2019/1139.
Case Officer	Matthew Gunning
Valid Date	21/11/2022
Applicant	Landon Kulick
Agent	Mr. Alex Catterall

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2019/1139 - Partial demolition of existing garages and erection of 1 x 2-bedroom and 1 x 3-bedroom dwellings and associated landscaping works (Class use C3) – Approved 29/05/2020.

2.ANALYSIS/ASSESSMENT

Condition 4 (landscaping)

The Council's Arboricultural Officer is satisfied with the level of detail for the purpose of this condition.

Condition 6 (tree protection)

In respect of a Pre-Commencement meeting required it is noted that there are some discrepancies within the approved AMS & TPP. The main paragraph on Tree Protection Fencing (TPF) states that TPF can only be installed following demolition of the rear garages Nos 1-4.

As such it is accepted that this condition can be discharged based on the Arboricultural Survey and Planning Integration Report A, in order to enable the garages to be demolished with the protective fencing thereafter installed, with confirmation of such fencing installation provided to the Local Planning Authority/ Council's Arboricultural Officer.

2. RECOMMENDATION –GRANT DISCHARGE OF CONDITIONS

Informatives:

- **INFORMATIVE:** In relation to Condition 7 it is accepted that this can be discharged based on the Arboricultural Survey and Planning Integration Report A, in order to enable the

garages to be demolished with the protective fencing thereafter installed, with confirmation of such fencing installation provided to the Local Planning Authority/Council's Arboricultural Officer. As required by Condition 7 the tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.