

Officer's Report

Application Number	HGY/2023/0619
Type	Approval of details reserved by a condition
Location	Frankum & Kaye Ltd, 38, Crawley Road, London, N22 6AG
Proposal	Approval of details pursuant to condition 8 (hard and soft landscape works) attached to planning permission HGY/2019/0938
Case Officer	Christopher Smith
Valid Date	02/03/2023
Applicant	Mr David Highfield
Agent	

RECOMMENDATION

Approve

PROPOSAL

Approval of details pursuant to condition 8 (hard and soft landscape works) attached to planning permission HGY/2019/0938

APPROVED DEVELOPMENT

HGY/2019/0938. Demolition of existing buildings and erection of two part-three part-four storey residential blocks and a row of three-storey terraced houses (total of 29 units) and provision of a pedestrian/cycle link connecting Crawley Road to Downhills Way, plus landscaping, cycle and car parking, and other associated works. Granted planning permission 22nd September 2020.

CONSULTATION

LBH Design Officer:

"I have no objection to the materials and details shown in this application, which will maintain the high quality design, in attractive materials, robustly detailed as promised in the original design."

ANALYSIS/ASSESSMENT

Condition 8 reads:

Prior to the commencement of works (other than investigative and demolition works) full details of both hard and soft landscape works for the private and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;*
- b) Arrangement of private defensible and public communal amenity spaces;*
- c) Vehicle and cycle parking layouts;*
- d) Vehicle and pedestrian access and circulation areas;*
- e) Hard surfacing materials;*

- f) Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); and*
- g) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).*

Soft landscape works shall include the following details:

- h) Planting plans;*
- i) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);*
- j) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and*
- k) Implementation and management programmes.*

The soft landscaping scheme shall include detailed drawings of:

- l) Existing trees to be retained;*
- m) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and*
- n) Any new trees and shrubs to be planted together with a schedule of species.*

The 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.

The applicant has provided the information described below in respect of the above referenced condition:

- Covering letter dated 15th February 2022
- Drawing nos. WDG-519-S-XX-D-A-0401 Rev. P1 (Existing Site Plan)
- Condition 8 – Minor Artefacts document
- Condition 8 – Hard Landscaping Detail document
- Condition 8 – Soft Landscaping document

The proposed hard and soft landscaping details including details of minor artefacts have been reviewed by the Council's Design Officer and no objections have been raised.

As such, the submitted details are hereby approved in respect of Condition 8.

RECOMMENDATION

Approve Condition.