

Samuel Uff

From: Annabel Foskett
Sent: 21 March 2023 12:20
To: Samuel Uff
Cc: Alex Fraser; Daniel Monk
Subject: NCO Comments / RE: HGY/2022/2731 - 44 Hampstead Lane

Dear Sam

Please find my response to the Planning Application for your attention.

Our ref: HGY/2022/2731 Proposal: Demolition of existing dwellings and redevelopment to provide a care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 8 no. trees; amended boundary treatment; and associated works.

Documents

21/09/21 JD Ecology Ecological Impact Assessment (EIA)
14/10/23 Eight Versa Biodiversity Net Gain Report
12/10/22 Eight Versa Bat Assessment Report - 210-12snc rw
12/10/22 Eight Versa Ecology Addendum - 2210-12snc rw * updated ecology
Walkover (An Ecological Impact Assessment (EcIA) report was previously prepared by JDEcology in September 2021)
25/01/23 Arboricultural Impact Assessment Report – Landmark Trees

Ecology Reports (Ecology Ecological Impact Assessment, Ecology Addendum and information collated in Bat Assessment Report) for the Proposed Development, comprising a desk study search for baseline information on designated sites, habitats and protected species. Site visits and Habitat Surveys collectively seeking preliminary avoidance, mitigation and compensation measures for vegetation, trees, continued roosting opportunities for bats, ecological enhancement opportunities measures and Biodiversity Net Gain are also referenced.

All have been prepared to current good practice guidance covering relevant legislation and policy.

Conclusion

The development seeks to enhance ecological features and the proposed mitigation and enhancement measures are satisfactory. The mitigation measure within these reports should be secured by condition as follows;

1. **Breeding Birds:** It is recommended that vegetation removal and demolition of 44-46 Hampstead Lane take place between September and mid- March to avoid the breeding bird season. If this timeframe is not feasible, a suitably qualified ecologist will carry out a pre-work site visit to ensure there are no active nests.

To prevent disturbance of nesting birds

2. **Bats:** Prior to the demolition of both buildings which have been identified as providing low potential to support roosting bats, a toolbox talk to all contractors onsite will be carried out by a suitably qualified bat licenced ecologist.
3. **Lighting:** Lighting strategy to inform the mitigation of light pollution/spill.

Outdoor lighting will aim to have as little light spill as possible, with light spread near to or below the horizontal; use light sources that emit minimum ultra-violet light to avoid attracting large numbers of insects; be as low-level and directional as possible; and be the minimal level required for health and safety.

To prevent increase light spill on surrounding habitat & trees and to reduce permanent disturbance to foraging or commuting bats

4. Between April and September works should not commence until at least 1 hour after dawn and should finish at least 1 hour before sunset and no lighting at night during construction will be proposed.

To avoid causing disturbance to foraging and commuting bats, using the surrounding habits

5. Landscape and Ecological Management Plan to inform the Biodiversity Net Gain Report

To inform compensatory measures ecological enhancement opportunities

END

Annabel Foskett MSc (EnvMan)
Nature Conservation Officer

Parks & Greenspace | Tree & Nature Conservation | Direct Services | Environment & Resident Experience

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From: Samuel Uff <Samuel.Uff@haringey.gov.uk>
Sent: Tuesday, March 21, 2023 10:16 AM
To: Annabel Foskett <Annabel.Foskett@haringey.gov.uk>
Subject: FW: HGY/2022/2731 - 44 Hampstead Lane

Initial comments. He has just come back to clarify the street tree (T26) is okay.

From: Daniel Monk <Daniel.Monk@haringey.gov.uk>
Sent: 22 December 2022 09:05
To: Samuel Uff <Samuel.Uff@haringey.gov.uk>
Subject: HGY/2022/2731

Hi Samuel,

RE:
Town and Country Act 1990 (As amended)

PP: HGY/2022/2731

Location: 44-46 Hampstead Lane N6 4LL

Proposal: Demolition of existing dwellings and redevelopment to provide a care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 8 no. trees; amended boundary treatment; and associated works.

Further to my e-mail dated 09/12/2022, the requested details have now been submitted, put on the portal, and I hold no initial concerns, from an arboricultural point of view to the above proposal.

A tree survey, arboricultural impact assessment (AIA) has been carried out by Landmark Trees and is dated 29th July 2022.

The report has been carried out to British Standard 5837 2012: Trees in relation to design, demolition and construction- Recommendations.

I concur with much of the findings and statements including the tree quality classification.

Four trees have been highlighted for removal to facilitate the development. These are T15, T17, T18, & T33. Three are low grade category C and one tree T33 Cypress tree is classed as category B (moderate quality).

There is some encroachment into the root protection areas (RPAs) T31 Wild Cherry (category C) 12.7% and T32 Sycamore (category B) 1%. This is acceptable minimum encroachment.

T22- T30 have existing hardstand within their root protection areas (RPAs). Any new hardstand will need to be permeable surface and no dig.

Master Landscape Plans have been submitted with adequate tree planting to mitigate for the loss of the four trees. We will require a species list, and a five-year aftercare plan to establish independence within the landscape and replace any losses.

An on board Arboriculturist will need to be kept on board with the project until completion.

I note several of the basement plans show encroachment into the RPA of the large mature London Plane street tree T26. This is not mentioned within the report.

Until we have confirmation whether the RPA of T26 is compromised I must object to the proposal.

The London Plane trees T26 & T27 will also require tree protection as this will be the access and egress for any future development.

Regards,

Daniel Monk
Senior Arboricultural Officer (Planning)

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