

Officer's Report

Application Number	HGY/2023/0789
Type	Approval of details reserved by a condition
Location	2 Courtenay Avenue, Hornsey, London, N6 4LP
Proposal	Approval of details reserved by condition 7 (Arboricultural Method Statement & Tree Protection Plan) of HGY/2022/4316.
Case Officer	James Mead
Valid Date	21/03/2023
Applicant	Mr Raafat Amin
Agent	Mr Kishor Vekaria

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/4316 - Extension and refurbishment work to existing dwelling, including: installation of new roof to main house, erection of second floor side extension, erection of part ground floor and part first floor rear extension, construction of basement extension, replacement/new windows and other external alterations.

CONSULTATION RESPONSES

LBH Arboricultural Officer: Recommends discharge of condition 7. The Arboricultural Method Statement is comprehensive and in order.

ANALYSIS/ASSESSMENT

Condition 7 of HGY/2022/4316 reads:

Prior to the commencement of any development hereby approved, and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, an Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall commence in full accordance with the approved details.

An Arboricultural Method Statement (AMS) (prepared by: Landmark Trees, dated: 3 March 2023) has been submitted and this includes a Tree Protection Plan (TPP) at Appendix 4. The AMS outlines a process for arboricultural monitoring and supervision during works, whilst also prohibiting certain activities on-site. In addition, the AMS supplies details of access/storage during construction and provides information on how the works would be undertaken. The Arboricultural Officer has reviewed the AMS and is content with the document. Therefore, it is considered that the AMS would be satisfactory and would ensure that the works are undertaken in an appropriate manner. The TPP identifies locations for protective fencing and ground protection. Again, the Arboricultural Officer has not raised concern with the TPP. As such, it is considered that the TPP is suitable and would provide appropriate protection for trees on the site. Overall, the AMS and TPP

are considered acceptable, and consequently discharge of condition 7 of HGY/2022/4316 is recommended.

RECOMMENDATION

GRANT DISCHARGE.