

Officer's Report

Application Number	HGY/2023/0955
Type	Approval of details reserved by a condition
Location	Land adjacent to 38-84, Cornwall Road, London, N15 5AR
Proposal	Approval of details reserved by Condition 4 (Trees and Landscaping) attached to planning permission reference HGY/2021/0967.
Case Officer	Oskar Gregersen
Valid Date	03/04/2023
Applicant	Mr Sutherland
Agent	

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2021/0967 - Erection of 2 x 3 storey residential blocks containing 9 flats (3 x 1 bed flats in front block & 4 x 2 bed flats and 2 x 2 bed wheelchair flats in rear block); Associated development including communal bin store, bike store, communal landscaping, and upgrades to the landscaping along existing Cornwall Road frontage.

CONSULTATION RESPONSE

LBH Senior Arboricultural Officer was consulted on the submitted amended landscape plan, and the comments received were as follows;

‘The landscape planning looks acceptable.’

ANALYSIS/ASSESSMENT

Condition 4 reads:

No building hereby permitted shall be occupied until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, including tree planting. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to Condition 4 the applicant has provided:

- Location Plan
- Landscaping Plan

The submitted documents show an outline of the site with proposed soft and hard landscaping as specified by the condition. Further Officers note that LBH colleagues have approved the landscaping details such that the condition can be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION