



Officer Report

Application Number:	HGY/2023/2011
Application Type:	Approval of details reserved by a condition
Address:	67, Sterling House, Lawrence Road, Tottenham, London, N15 4EY
Proposal:	Approval of details pursuant to condition 7 (planting schedule) attached to planning permission HGY/2018/3655
Case Officer:	Valerie Okeiyi
Valid Date:	20/07/2023
Applicant:	Vabel London Limited
Agent:	Mr Richard Ketelle

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2018/3655 -Variation of Condition 2 of planning permission HGY/2016/1212 in order to substitute the drawing numbers.

Original planning consent: HGY/2016/1212 - Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and seven live work units on ground and first floor level, including 7 disabled parking spaces and associated works (Revised parking and landscaping arrangement)

Proposal: Approval of details pursuant to condition 7 (planting schedule) attached to planning permission HGY/2018/3655

2. CONSULTATION RESPONSE

Internal

Tree Officer - I hold no objections to the submitted details therefore Condition 7 (planting schedule) can be discharged without delay.

3. ANALYSIS/ASSESSMENT

Condition 7 (planting schedule) reads:

The schedule of species of those new trees and shrubs to be planted shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development, excluding demolition. Such an 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 approved development. Any trees or plants, either existing or proposed, which,

within a period of five years of occupation of the approved 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 shall be implemented in accordance with the approved details and retained thereafter.

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 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013

Officers have reviewed the schedule of species of those new trees and shrubs to be planted and are satisfied that condition 7 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 7