

Officer Report

Application Number:	HGY/2023/1640
Application Type:	Approval of details reserved by a condition
Address:	155 Tottenham Lane, Hornsey, London, N8 9BT
Proposal:	Approval of details pursuant to conditions 10 (landscaping details) and 12 (refuse and recycling) attached to planning permission HGY/2021/2630
Case Officer:	Nathan Keyte
Valid Date:	20/06/2023
Applicant:	3
Agent:	UK Properties One Ltd Mr Jamie Ogilvie

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval of details pursuant to conditions 10 (landscaping details) and 12 (refuse and recycling) attached to planning permission HGY/2021/2630

ANALYSIS/ASSESSMENT

Condition 10 reads:

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; other vehicle (refuse) and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme]. The soft landscaping scheme shall include detailed drawings of:

- Outdoor permeable paving
- Drainage system
- New tree planting

All such work to be approved in writing by the Local Planning Authority. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. 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 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.

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.

Officer comment:

The application has been reviewed by Haringey Council's Urban Design and Arborist specialists, neither of which have raised objections to the proposed information. The agent has provided details and plans proportional to the complexity of the scheme to provide a sufficient understanding of the works and planting to occur, and its implementation, while noting the condition also requires the ongoing maintenance of the landscaping.

Condition 12 reads:

12. No construction shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2021.

Officer Comment

The application has been reviewed by Haringey Council's Waste specialists who have confirmed the proposal is acceptable from an operational perspective and confirmed condition 12 is satisfied.

RECOMMENDATION
GRANT DISCHARGE