



Officer Report

Application Number:	HGY/2023/0639
Application Type:	Approval of details reserved by a condition
Address:	Morriss House, 23 Coolhurst Road, London, N8 8EP
Proposal:	Approval of details pursuant to condition 13 (treatment of the surroundings) attached to planning permission HGY/2021/0116 (relating to north house).
Case Officer:	Matthew Gunning
Valid Date:	06/03/2023
Applicant:	3
Agent:	Mr Matthew Maynard

RECOMMENDATION

Approve with Conditions

ANALYSIS/ASSESSMENT

Condition 13 reads: Prior to occupation of the development, a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard permeable landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include at least 1 replacement tree within the front garden and a minimum of 4 replacement trees overall within the site. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017

Pursuant to condition 13, details have been submitted in respect of landscaping for the north house. The detail shows the retention of a large lawned garden and new tree planting in the front garden and an additional tree along the rear boundary of the site. The front garden which provides space for the parking of one off-street space will have a white limestone gravel finish. The detail while not very comprehensive is acceptable / proportionate given the nature of the project here – namely de-converting a project back to residential use.

The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE

