



Officer Report

Application Number:	HGY/2023/1791
Application Type:	Approval of details reserved by a condition
Address:	15 Broadlands Road, Hornsey, London, N6 4AE
Proposal:	Approval of details reserved by a condition
Case Officer:	Neil McClellan
Valid Date:	07/07/2023
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Applicant:	Mr Seb Timpson
Agent:	Mr Will McGuinness

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Demolition of existing rear ground and first floor timber extension and side garage, erection of new single storey side extension to ground floor, erection of part single, part two storey rear extension, erection of rear dormer, installation of 2 side and 1 rear rooflights, replacement of entrance canopy.

CONSULTATION RESPONSE

LBH Arb: No objection received.

ANALYSIS/ASSESSMENT

Condition 4 reads:

Notwithstanding the approved plans further details of the replacement trees and additional landscaping measures outlined shall be submitted to, approved in writing by the Local Planning Authority.

The additional landscaping and tree planting shall thereafter be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the completion of development (whichever is sooner). Any trees or plants 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.

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

Submitted Details

Pursuant to condition 4 the applicant has submitted planting plans for the rear and front gardens along with a materials plan indicating they type of hard surfaces to be laid.

The original planning permission, as revised, required the removal of two trees from the site, a semi-mature Yew from the property's frontage classified as a category B tree and a semi-mature Ash to the side of the property and classified as a category C tree. The Council's arboricultural advisor agreed to the loss of these trees subject to at least 4 new trees of appropriate species and size being planted as mitigation, including a large sized replacement for the Yew in the front garden.

Three new trees are proposed to the property's frontage including a 5-metre high 20-25cm girth Liquidambar, a deciduous tree with maple like leaves that can grow to a height of 20m. Eight new trees are proposed in the rear garden of various types and sizes. Five of the eleven new trees would be considered specimens.

The proposed species of the replacements are considered acceptable and ranging in size from heavy standard to semi-mature. The proposed planting scheme is considered sufficient to meet the requirements of the condition.

The additional landscaping measures comprising soft gravel pathways, stone paving and new soft landscaping are considered an appropriate balance of soft and hard landscaping.

Conclusion

The submitted details are considered to meet the requirements of the condition.

RECOMMENDATION

GRANT DISCHARGE CONDITION.