

Officer Report

Application Number:	HGY/2023/1853
Application Type:	Approval of details reserved by a condition
Address:	300-306 West Green Road, London N15 3QR
Proposal:	Approval of details pursuant to condition 6 (Hard & soft landscaping works) attached to Planning Appeal Ref: APP/Y5420/W/21/3266300 (original planning reference HGY/2020/0158)
Case Officer:	Gareth Prosser
Valid Date:	12/07/2023
Applicant:	.
Agent:	Mr David Bellis

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Approval of details pursuant to condition 6 (Hard & soft landscaping works) attached to Planning Appeal Ref: APP/Y5420/W/21/3266300 (original planning reference HGY/2020/0158)

CONSULTATION RESPONSE

Senior Arboricultural Officer: I hold no objections to the submitted details therefore Condition 6 (Hard & Soft Landscaping works) can be discharged without delay.

Design officer: I have no objection to the landscaping details submitted with this application for discharge of the relevant condition, which appear to match those in the original planning permission.

Transport: No objection.

ANALYSIS/ASSESSMENT

Condition 6 (Hard & soft landscaping works) reads:

No development excluding demolition shall commence until there shall have been submitted to and approved in writing by the local planning authority full details of hard and soft landscape works for the building, and private and public realm areas on West Green Road and Langham Road. These details shall include information regarding, as appropriate: a) proposed finished levels or contours; b) means of enclosure; c) vehicle and cycle parking layouts; e) hard surfacing materials; f) minor artefacts and structures (for example furniture, play equipment, refuse or other storage units, signs, lighting) g) proposed and existing functional services above and below ground (for example

drainage, power, communications cables and pipelines, indicating lines, manholes, supports). Soft landscape works shall include: h) planting plans; i) written specifications, including details of cultivation and other operations associated with plant and/or grass establishment); j) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and k) implementation and management programmes. The soft landscaping scheme shall include detailed drawings of: l) any new trees and shrubs to be planted together with a schedule of species.

The 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 landscape scheme shall be implemented as approved and retained thereafter.

Officers have reviewed the supporting documents online and raise no objections

As such, it is considered acceptable for condition 6 to be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION