



Officer Report

Application Number: HGY/2023/1563
Application Type: Approval of details reserved by a condition
Address: Wood Green Social Club, 3 Stuart Crescent, Wood Green, London, N22 5NJ
Proposal: Approval of details pursuant to condition 6 (green wall) attached to planning permission HGY/2021/2031
Case Officer: Eunice Huang
Valid Date: 11/07/2023
Applicant: Mr Cramer / Satwick
Agent: Mr Matthew Corcoran

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2031 – Wood Green Social Club, 3 & 4, Stuart Crescent, London, N22 5NJ – Partial demolition of rear extensions and construction of 5 x part two, part three storey mews dwellings. Demolition of three storey front projection, demolition and re-construction of existing top floor of Social Club building and change of use of first floor from Community use to C3 (Residential) with balcony areas and internal re-configuration of existing 5 no. residential units within 3 & 4 Stuart Crescent and creation of an additional 9 no. residential units with associated landscaping works and parking. – Approve with Conditions – 17/06/2022

2. CONSULTATION RESPONSE

LBH Arboriculture - No objections to the submitted details and the discharge of Condition 6.

3. ANALYSIS/ASSESSMENT

Condition 6 reads:

No development shall commence until details of a scheme for a ""vegetated"" or ""green"" wall(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

In response to condition 6, the applicant has advised:

“The proposed green wall will be supplied and installed by green walling specialist, PHS Green Leaf”.

The applicant has also confirmed that the location of the green wall can be identified on the following drawings –

- 2102-EMR-SC-ZZ-AP-A-05102 rev PL05
- 2102-EMR-SC-ZZ-AP-A-05103 rev PL04
- 2102-EMR-SC-ZZ-AP-A-05106 rev PL05
- 2102-EMR-SC-ZZ-AP-A-04104 rev PL04
- 2102-EMR-SC-ZZ-AP-A-04105 rev PL04
- 2102-EMR-SC-ZZ-AP-A-04106 rev PL03
- 2102-EMR-SC-ZZ-AP-A-04107 rev PL01
- 2102-EMR-SC-RL-AP-A-02107 rev PL01

The green walls are located on the south-eastern (rear) façade of the mews dwellings at 1-4 Stuart Mews Avenue.

The following information has been submitted to discharge the condition:

- Green wall specification – showing section drawing for standard size planters with side feed irrigation;
- Maintenance guidelines prepared by PHS Greenleaf, which includes recommended planting.

The details submitted are considered satisfactory for discharging condition 6.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION