

Officer Report

Application Number: HGY/2023/1116
Application Type: Approval of details reserved by a condition
Address: Townsend Yard Nurseries, Townsend Yard, Hornsey, London, N6 5JF
Proposal: HGY/2023/1116 - Approval of details reserved by conditions attached to planning permission HGY/2020/1326: Condition 4 (Folly) and Condition 6 (Refuse Strategy).
Case Officer: Matthew Gunning
Valid Date: 13/05/2022
Applicant: POW Architects
Agent:

RECOMMENDATION

Approve with Conditions

APPROVED DEVELOPMENT

HGY/2020/1326 - Demolition of existing buildings on site, excluding original folly, removal of communication mast. Construction of 7 mews dwellings with associated landscaping.- Approved 30/11/2020.

ANALYSIS/ASSESSMENT

Condition 4 (Folly) - Prior to the commencement of works to the Folly, a full schedule of works required to ensure its restoration shall be provided in writing to and approved in writing by the Local Planning Authority. Work shall be implemented in accordance with the approved details.

Reason: To ensure that the proposed works are sympathetic to this historic structure and to protect the character and appearance of the conservation area.

Comment: Pursuant to condition 6, details have been submitted in respect of the folly which were re-viewed by the Conservation Officer. The Officer advised that the submitted information largely addresses the condition requirements, but that interventions to windows were not clear. On this point that agent has confirmed that all UPVC windows are omitted as detailed in the drawing that went with the heritage statement. Based on this point of clarification the detail as submitted is considered acceptable for the purposes of discharging this condition.

Condition 6 (Refuse Strategy) - No above ground works shall commence until a refuse and servicing access management plan has been submitted and approved by the local planning authority in writing.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in accordance with Policy DM4 of The Development Management DPD 2017 and Policy 5.17 of the London Plan 2016.

Pursuant to condition 6, a refuse strategy has been submitted and is based on a private collection arrangement carried out weekly. The submitted plan is considered acceptable for the purpose of discharging this condition.

RECOMMENDATION



GRANT DISCHARGE