



Officer Report

Application Number:	HGY/2023/2207
Application Type:	Approval of details reserved by a condition
Address:	25 Sheldon Avenue, Hornsey, London, N6 4JS
Proposal:	Approval of details pursuant to conditions 5 (trees) and 6 (basement works) attached to planning permission HG/2023/0078
Case Officer:	Eunice Huang
Valid Date:	06/09/2023
Applicant:	Mr James Meehan
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/0078 – Demolition of existing dwelling, with partial retention of front facade. Erection of a new replacement dwelling extending further to the rear, with a new basement and associated lightwells. Installation of new front boundary wall, gates and railings – Approved with conditions 08/06/2023.

2. CONSULTATION RESPONSE

LBH Arboricultural Officer

No objections to the submitted details for the tree protection plan. Condition 5 can be discharged.

3. ANALYSIS/ASSESSMENT

Condition 5 reads:

Prior to the commencement of the development hereby approved details for the protection of retained trees and position of protective fencing in accordance with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Condition 6 reads:

The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the

commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Assessment

The applicant has submitted a Tree Protection Plan in response to Condition 5. No objections have been raised by Council's Senior Arboricultural Officer. The details are thus considered acceptable for the purposes of discharging Condition 5.

In respect to Condition 6, the applicant has submitted the details of the appointed chartered engineer with a Certificate of Membership to Constructionline, along with a schedule of services and responsibilities. The details are considered acceptable for the purposes of discharging Condition 6.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION