



Officer Report

Application Number:	HGY/2026/1139
Application Type:	Approval of details reserved by a condition
Address:	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA
Proposal:	Approval of details pursuant to condition 21b (Ecological enhancements) attached to planning permission ref: HGY/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.
Case Officer:	Tania Skelli
Valid Date:	22/04/2026
Applicant:	Mr Ian Wheeler
Agent:	Mrs Lucia Benitez

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

2. CONSULTATION RESPONSE

LBH Nature Conservation – Support

3. ANALYSIS/ASSESSMENT

Condition 21 reads:

(a) Prior to the commencement of development, the recommendations of the approved Preliminary Ecological Appraisal (PEA, p17-19) shall be complied with, and details submitted to and approved

in writing by the Council. For the avoidance of doubt these recommendations and submissions shall include:

- i. Demolition, Construction and Environmental Management Plan (as per para 5.2 of the PEA) for the Council's written approval, in consultation with the City of London, prior to the commencement of works on site (including demolition);
- ii. Sensitive Lighting Strategy (as per para 5.3 of the PEA);
- iii. Further bat surveys (as per paras 5.4-5.6 of the PEA) and consideration of and mitigation for any changes to bat commuting routes; iv. Seasonal clearance of vegetation outside of the bird nesting season (March to August inclusive) (as per para 5.7 of the PEA);
- v. Ensure conservation of hedgehogs during clearance of vegetation (as per paras 5.10-5.11 of the PEA);
- vi. Ecological Management Plan that provides habitats for priority species within the scheme landscaping (as per paras 5.12-5.13 of the PEA), including a demonstration of biodiversity net gain and justification for the location and type of enhancement measures by a qualified ecologist, for the Council's written approval prior to the commencement of works on site. The development must be completed in accordance with the approved details.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards. Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Pursuant to condition 21(a) the applicant has provided a Biodiversity verification report (April 2026). This was reviewed by the ecology officer and considered acceptable in accordance with the requirements of the condition (part b) above. Part a was previously discharged under ref. HGY/2023/1325.

Officers have assessed the submitted details and the Council's Nature Conservation Officer has raised no objections. Accordingly, the condition 21(b) is recommended to be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 21(b)

Informatives:

The following conditions are outstanding:

20 (b-c) (Energy), 23 (Highway works), 28(b) (Passive house).