

Officer Report

Application Number:	HGY/2026/0774
Application Type:	Approval of details reserved by a condition
Address:	Alexandra Park Secondary School, Bidwell Gardens, Wood Green, London, N11 2AZ
Proposal:	Approval of details pursuant to condition 14b (Biodiversity Measures) attached to planning permission ref: HGY/2023/2642.
Case Officer:	Mark Chan
Valid Date:	13/04/202 6
Applicant:	Mr Michael McKensie
Agent:	Mr Gareth Williams

RECOMMENDATION

Approve

1. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2023/2642 – Erection of three-storey side extension to provide additional sixth form accommodation (Use Class F1) including access, landscaping, biodiversity enhancements, drainage, cycle parking, renewable energy and sustainability measures. Approved 12/12/2023.

HGY/2024/1375 – Approval of details pursuant to conditions 3 (Ground/Gas Contamination - partial), 7 (Cycle Parking), 12 (Overheating), 13 (Sustainability) and 14 (Biodiversity) attached to planning permission ref: HGY/2023/2642. (AMENDED DESCRIPTION) Approved 24/07/2024.

2. CONSULTATION RESPONSE

LBH Nature Conservation – No response received.

LBH Carbon Management – No comment received.

LBH Parks & Open Spaces – No response received.

3. ANALYSIS/ASSESSMENT

Condition 14 reads:

a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Pursuant to condition 14b the applicant has submitted the following document(s):

- BREEAM Interim Compliance File Note by Arbtech dated 09/01/2026
- Cover Letter
- Proposed Overall Site Plan – Drawing No. 0050

The submitted BREEAM Interim Compliance File Note has included photographic evidence of the bird and bat boxes, along with the relevant log piles, installed in accordance with the approved drawings. Further evidence has been provided of the hedgerows, grassland, and tree planting providing the ecological enhancements as approved. Overall, the habitat creation and enhancement measures specified at Design Stage have been implemented onsite, and the change in ecological value is greater than zero post-development.

As such, the submitted details are hereby approved in respect of Condition 14b.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION 14b