

Application Number:	HGY/2026/2096
Application Type:	Approval of details reserved by a condition
Address:	12 Canning Crescent, Wood Green, London, N22 5SR
Proposal:	Approval of details reserved by condition 9 (Biodiversity Net Gain Plan) attached to planning application Ref: HGY/2024/3115
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	22/07/2026
	6
Applicant:	Bilal Ustun
Agent:	Mr Halil Seker

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2024/3115 – Demolishment of existing dwelling and redevelopment of the site to provide 9 self-contained flats. (Amendments to the approved application (HGY/2023/1337).

ANALYSIS/ASSESSMENT

(a) Prior to the commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the details of ecological enhancement measures and ecological protection measures, 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. The plan should demonstrate how biodiversity enhancement has been maximised on-site. A biodiversity net gain of 10% must be achieved on-site or off-site.

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, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Applicant has submitted details in respect of this condition. Council's Arboricultural Officer has reviewed the submitted documents and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE