

Officer Report

Application Number:	HGY/2023/2450
Application Type:	Approval of details reserved by a condition
Address:	186 Creighton Avenue, Hornsey, London, N2 9BJ
Proposal:	Approval of details pursuant to condition 6 (foundations to outbuilding) and condition 9 (green roof) attached to planning application ref: HGY/2022/4164.
Case Officer:	Josh Parker
Valid Date:	12/09/2023
	3
Applicant:	Laura and Stuart Mullarkey and Davis
Agent:	Mr Sebastian Sandler

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

REF: HGY/2022/4164 - Demolition of existing dwelling and outbuildings, construction of two-storey, five-bedroom dwellinghouse with associated landscaping and parking, rear outbuilding and front boundary treatment.

3. ANALYSIS/ ASSESSMENT

Condition 6: *Prior to the commencement of the development hereby approved, details of the foundations in connection with the outbuilding must be submitted to and approved by the local planning authority that minimise harm to tree roots of trees within adjoining sites. The foundations must take account of trees growing in proximity to the development and place piles through the roots to maintain an intact root system. Any beams across any the root protection area must be placed at a level that will not require excavations and root severance for their installation.*

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual amenity.

Condition 9: *Notwithstanding the approved plans no development shall commence until details of the green roof hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.*

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. 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).

DISCUSSION:

Following the granting of permission for HGY/2022/4164 the applicant has supplied the following:

- Bauder Green roof, lightweight sedum system XF301 details and maintenance guidance.
- Foundation details showing screw piles being implemented for the garden shed.

The lead arborist has sighted the documentation and has no objections for the proposed details. Officers accept all requirements of Condition 6 & 9 have been met with the above information.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITIONS

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.