

# Officer Report

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|----------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>HGY/2023/2686</b>                                                                                                      |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                        |
| <b>Address:</b>            | 45-47 Garman Road, London N17 0UR                                                                                         |
| <b>Proposal:</b>           | Approval of details reserved by a condition 19 (Urban Greening Factor) to attached planning permission Ref: HGY/2022/2293 |
| <b>Case Officer:</b>       | Kwaku Bossman-Gyamera                                                                                                     |
| <b>Valid Date:</b>         | 06/10/2023                                                                                                                |
| <b>Applicant:</b>          | 3                                                                                                                         |
| <b>Agent:</b>              | C/O Agent C/O Agent<br>Sam Conalty                                                                                        |

## **RECOMMENDATION**

### **Approve**

#### APPROVED DEVELOPMENT

HGY/2022/2293 – Description – Redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development.

#### ANALYSIS/ASSESSMENT

Condition 19 (Urban Greening Factor) reads:

Prior to completion of the construction work, an Urban Greening Factor calculation should be submitted to and approved by the Local Planning Authority demonstrating a target factor of 0.3 has been met through greening measures.

Reason: To ensure that the development provides the maximum provision towards the urban greening of the local environment, 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 19, comprehensive specifications including drawings have been submitted in respect of condition 19. The Council's Climate Change officer has reviewed the document and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

#### RECOMMENDATION

#### GRANT DISCHARGE

