



Officer Report

Application Number:	HGY/2023/1961
Application Type:	Approval of details reserved by a condition
Address:	67, Sterling House, Lawrence Road, Tottenham, London, N15 4EY
Proposal:	Approval of details pursuant to condition 6 (hard and soft landscaping) attached to planning permission HGY/2018/3655
Case Officer:	Valerie Okeiyi
Valid Date:	20/07/2023
Applicant:	Vabel London Limited
Agent:	Scott Hudson

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2016/1212 - Demolition of the existing buildings and redevelopment of the site to provide a 7 storey building fronting Lawrence Road which includes a recessed top floor and four storey mews block to the rear, comprising 69 residential units (use class C3) and seven live work units on ground and first floor level, including 7 disabled parking spaces and associated works.

A section 73 consent - HGY/2018/3655 - approval for Varying condition 2 (approved drawings and documents) of planning permission HGY/2016/1212

A non-material amendment - HGY/2023/2361 - to planning permission ref: HGY/2018/3655 dated 23/12/2019. Non Material Amendment(s) Sought: To amend the trigger points of condition no.3 (External Materials), no. 4 (Boundary Treatment), no. 5 (Levels), no. 6 (Hard and Soft Landscaping), no. 7 (Planting Schedule), no. 15 (Energy), no. 16 (Boilers) 17 (Overheating), 18 (Sustainability), 19 (Living Roof), 27 (Drainage Strategy), 29 (Secured by Design), 33 (45-63 Lawrence Road), 34 (Residents Steering Group) and 35 (Electric Vehicle Charging)

This planning application seeks to approve and discharge condition 6 (hard and soft landscaping) attached to planning permission HGY/2018/3655

2. CONSULTATION RESPONSE

Internal

Design Officer - Thank you for forwarding their revised landscape plan, which I am now happy with

Transport team - The Highway Authority are able now able to discharge part of condition 6 (hard and soft landscaping), as the parking management plan that has been submitted is found to be satisfactory.

Tree Officer - I hold no objections to the submitted details and therefore Condition 6 (hard and soft landscaping) can be discharged without delay.

3. ANALYSIS/ASSESSMENT

Condition 6 (hard and soft landscaping) reads:

Prior to completion or earlier, full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy DM1 'Delivering High Quality Design' of the Development Management DPD"

Officers have reviewed the landscaping details, plans and specifications and is satisfied that condition 6 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 6

