

Officer Report

Application Number:	HGY/2023/0537
Application Type:	Approval of details reserved by a condition
Address:	Land to the rear of, 790-796, High Road, London, N17 0DH
Proposal:	Partial approval of details pursuant to Condition 7 (Hard and soft Landscaping) of planning permission HGY/2016/3310 (as amended) for the erection of a four-storey building (Sui Generis Use) to comprise new ticket sales offices, retail, administrative offices and other ancillary uses; demolition of rear extensions of the listed buildings Nos. 792 and 794 High Road; demolition of boundary wall to the rear of 792-796 High Road; associated hard and soft landscaping; and other ancillary works
Case Officer:	Samuel Uff
Valid Date:	22/02/2023
Applicant:	Mr Richard Serra
Agent:	James Beynon

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2016/3310 - Erection of a four storey building (Sui Generis Use) to comprise new ticket sales offices, retail, administrative offices and other ancillary uses; demolition of rear extensions of the listed buildings Nos. 792 and 794 High Road; demolition of boundary wall to the rear of 792-796 High Road; associated hard and soft landscaping; and other ancillary works – Granted 19/12/2016 (the planning permission has been commenced and is largely developed. It has not, however, been fully implemented and therefore remains a live planning permission). GTD

HGY/2017/0834 Approval of details pursuant to condition 7 (Hard and Soft Landscaping) attached to planning permission HGY/2016/3310 GTD

HGY/2018/1889 Approval of details pursuant to condition 5 (car parking management plan) attached to planning permission HGY/2016/3310 GTD

HGY/2022/1028 Non-material amendment following a grant of planning permission HGY/2016/3310 seeking to alter Condition 2 and update the approved plans to add a green wall to

the south elevation of the Paxton Building, indicate a potential connection to the future development phase to the north via a link bridge, and minor works to the external Level 01 terrace comprising a new planter and low access fence / gate GTD

CONSULTATION RESPONSE

LBH Conservation – detail are acceptable as amended.

LBH Design – details are as advised.

ANALYSIS/ASSESSMENT

Condition 7 reads:

7. Prior to the commencement of the development (excepting demolition works), full details of both hard and soft landscaping shall be submitted in writing to and for approval by the Local Planning Authority.

Details of hard landscaping works shall include:

- vehicle and pedestrian access (including pedestrian and vehicle gating) and circulation areas*
- hard surfacing materials (including full product specification of paving bands)*
- street furniture (including full product specification for cycle hoops, benches and stools and litter bins)*
- fixed and deployable rising bollards*
- fixed queuing infrastructure (including railing line) planting plans for all planting zones*
- a full schedule of species of new trees and shrubs proposed to be planted (in general accordance with the approved Design and Access Statement)*
- written specifications (including cultivation and other operations) associated with plant establishment;*
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and*
- an implementation programme.*

The hard and soft landscaping shall be implemented in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following the occupation of the approved development. The approved hard landscaping details shall be implemented prior to the use of the site for any ticket sales.

Reason: To protect the amenity of the locality and ensure high quality landscaping. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

Condition 7 has previously been approved under application HGY/2017/0834, which remains relevant for the front of the site. This application is for the rear of the site only and amends access arrangements and removes the two disabled parking bays previously approved. The parking bays were removed as part of the approval of the condition 5 for site wide parking management plan.

The proposed landscaping successfully amends the access arrangements of external stairs to the rear of each associated building, which is considered to better reflect the historic layout of these buildings and what would have been their rear yards. A ramped access is well integrated into the norther edge of the site and appears as a coherent feature that allows accessible access to each of the buildings.

As with the previous approval, the hard and soft landscaping is considered to be of high quality appearance, with York stone and associated flag stones, integrated planting beds and seating,

balustrades and drainage. The design will sit comfortably within the wider landscaping and provide the seating and greening of the original permission. The design follows discussion with the Design and Conservation officers and is considered to be an improvement on the previous approval.

RECOMMENDATION

PARTIAL GRANT DISCHARGE CONDITION

Informatives:

This application is for part approval and the remaining elements of the landscaping shall be in accordance with previous approval HGY/2017/0834.