



Officer Report

Application Number:	HGY/2022/4175
Application Type:	Approval of details reserved by a condition
Address:	1 Townsend Yard, Hornsey, London, N6 5JF
Proposal:	Approval of details pursuant to condition 4 (hard and soft landscaping) attached to planning permission HGY/2020/0223.
Case Officer:	Matthew Gunning
Valid Date:	18/11/2022
Applicant:	Mr Owen Rogers
Agent:	Office Manager Owen Rogers

RECOMMENDATION

Approve

1. Relevant Planning and Enforcement history

HGY/2020/0223 – Construction of six single storey buildings following the demolition of existing structures to facilitate the change of use of the site from a contractors yard to a sustainability hub with associated educational, hospitality and community facilities (Sui Generis Use Class) and associated landscaping. Granted permission 05/06/2020.

2. Consultation response

Objections were received from the Highgate Neighbourhood Forum and the Highgate Conservation Area Advisory Committee (HCAAC) and their reasons can be summarised as follows:

- No arboricultural report has been submitted. (Officer comment: An Arboricultural Impact Assessment & Method Statement and Landscape Proposals have been submitted and assessed)

The following issues raised are not within the remit of this application:

- Drainage layout is missing;
- Service access areas has been omitted;
- More information on the relationships between ramps, corten retaining walls and buildings;
- The proposed buildings are more bulky than the existing shed;
- No use of SUDS compliant materials in the material.

3. Analysis/Assessment

Condition 4 reads:

Notwithstanding the details shown in the approved plans, the development shall not be progress above ground level until a scheme for the hard and soft landscaping of the development, to include details of protection of trees to be retained, planting, and hard surfacing materials, has been submitted to, and agreed in writing by, the local planning authority. Soft landscaping works shall include: planting plans written specification of planting and cultivation works to be undertaken and schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. The scheme shall also include details of any new tree planting. The development shall be carried out in accordance with the approved scheme or any amendment or variation to it as may be agreed in writing by the local planning authority and maintained in accordance with the approved scheme.

Reason: In order to provide suitable landscaping for this site and in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

The applicant has provided the information described below in respect of the above referenced conditions:

- Site Location Plan
- Landscape Proposals
- Arboricultural Impact Assessment & Method Statement (Submitted with the original application HGY/2020/0223)

The submitted documents have included a scheme for the hard and soft landscaping of the development with details on the protection of existing trees, planting, and hard surfacing materials. For the soft landscaping works, planting plans have been undertaken and schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme have also been included. Lastly, the documents include details of new tree planting.

The Council's Tree Officer has reviewed the above documentation and deemed it acceptable in respect of the requirements of Condition 4.

As such, the submitted details are hereby approved in respect of Condition 4.

4. Recommendation

GRANT DISCHARGE OF CONDITION 4