

Officer Report

Application Number:	HGY/2023/2832
Application Type:	Approval of details reserved by a condition
Address:	Land at Watts Close N15 5DW
Proposal:	Approval of details pursuant to condition 7b (Biodiversity) attached to planning permission ref: HG Y/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.
Case Officer:	Tania Skelli
Valid Date:	25/10/2023
Applicant:	3
Agent:	Formation Design and Build Eva Romero

RECOMMENDATION

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

2. APPROVED DEVELOPMENT

HGY/2022/0035 - Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

3. CONSULTATION RESPONSE

LBH Nature conservation – support

4. ANALYSIS/ASSESSMENT

Condition 7 reads:

Biodiversity

(a) Prior to above ground works, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the 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 7 the applicant has provided a photographic evidence and documentation to satisfy part (b) of the condition. This has been assessed by the Nature Conservation Officer and found acceptable to be discharged.

Part (a) of the condition was previously discharged under ref. HGY/2022.2668.

The following condition are outstanding:

Post-occupation: 4(b-d) (Energy)

Condition 8 (c-d)(Land contamination) is currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The applicant is advised that the following condition are outstanding:

Post-occupation: 4(b-d) (Energy)

Condition 8 (c-d)(Land contamination) is currently under consideration.