

Officer Report

Application Number:

HGY/2023/3300

Application Type:

Approval of details reserved by a condition

Address:

Land adjoining Remington Road and Pulford Road, London, N15

Proposal:

Approval of details pursuant to conditions 18 (Co-production of hard and soft landscaping) and 19 (Hard and Soft Landscaping) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.

Case Officer:

Daniel Boama

Valid Date:

11/12/202

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Applicant:

Butcher

Agent:

Mr Colin Butcher

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2882 – Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities – Granted permission on 09/6/2022.

2. Consultation Response

LBH Arboricultural Officer: No objection

3. ANALYSIS/ASSESSMENT

Condition 18 reads: *Co-production of hard and soft landscaping*

Prior to the occupation of the residential units, full detail of both hard and soft landscape works, including measurements to co-produce with local residents and to include an assessment of playspace safety, have been submitted to and approved in writing by the local planning authority and these work shall be carried out as approved.

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 G7 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Condition 19 reads: *Hard and Soft Landscaping*

No development shall take place until 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 (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

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]. The soft landscaping scheme shall include detailed drawings of:

- a. those existing trees to be retained.*
- b. those existing trees to be removed.*
- c. those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent. All such work to be approved in writing by the Local Planning Authority.*
- d. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.*

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 G7 of the London Local Plan 2021, 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 condition:

- L0834S01C - Remington Road Specification
- Landscaping-LIGHTING DUCTING
- Landscaping-WATER SERVICES
- RER-DAR-XX-XX-DR-A-0110 C18 Proposed Site Plan
- RER-DAR-XX-XX-DR-A-0112 C1 Site Location Plan
- RER-MWP-XX-XX-DR-S-2100 C011 Drainage Layout
- RER-MWP-XX-XX-DR-S-2101 C04 Drainage Layout
- RER-MWP-XX-XX-DR-S-2105 C04 Permeable Paving Perforated Pipe Layout
- L0834D01C - Detail 01
- L0834D02C - Detail 02
- L0834D03B - Detail 03
- L0834D04B - Detail 04
- L0834D05B - Detail 05
- L0834D06B - Detail 06
- L0834D07B - Detail 07
- L0834D08B - Detail 08
- L0834D09B - Detail 09

- L0834D10C - Detail 10
- L0834D11C - Detail 11
- L0834D12B - Detail 12
- L0834D13B - Detail 13
- L0834D14B - Detail 14
- L0834L01U-Landscape GA
- L0834L02H-Planting Plan
- L0834L05H- External Levels Plan
- L0834L06D- Detail Location Plan
- L0834L07A-Topsoil Plan
- L0834I - Co Design Sheets
- 21019/TP/LB - Delta Statement Letter PC18&19

Pursuant to conditions 18 and 19, details have been submitted in respect of Co-production of hard & soft landscaping and Hard & Soft Landscaping. On 30th January 2024, the applicant submitted the Co Design Sheets and Statement Letter that explain the co design of the landscaping and the co design boards. The The Council's Officer has reviewed the documents, and deemed the details submitted are considered acceptable and in line with the intentions of the conditions.

4. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge conditions 18 and 19. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.