

Officer Report

Application Number:

HGY/2023/3146

Application Type:

Approval of details reserved by a condition

Address:

46 Blythwood Road, Hornsey, London, N4 4EX

Proposal:

Approval of details pursuant to condition 9 (Method of Construction Statement) condition 15 (Surveyed Levels) and approval in part of condition 13 (green roof details) attached to planning permission ref.

HGY/2021/2612 for Demolition of 1 existing garage, excavation to erect a part two storey, part three storey dwellinghouse with lower ground floor level with front and rear lightwells, removal of two trees within the site with proposed replacement tree in rear garden, associated front and rear boundary soft landscaping and boundary walls, gates and bin enclosure granted on 30/11/2021.

Case Officer:

Nathan Keyte

Valid Date:

11/12/202

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Applicant:

Mr Courtney Algar

Agent:

Mr COURTNEY ALGAR

RECOMMENDATION

Approve

ORIGINAL APPLICATION

Ref: HGY/2021/2612 - Demolition of 1 existing garage, excavation to erect a part two storey, part three storey dwellinghouse with lower ground floor level with front and rear lightwells, removal of two trees within the site with proposed replacement tree in rear garden, associated front and rear boundary soft landscaping and boundary walls, gates and bin enclosure granted on 30/11/2021.

ANALYSIS/ASSESSMENT

Condition 9 (Method of Construction Statement) reads:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Assessment

The information submitted has been reviewed by LBH Transport Officer. No significant concerns were raised, though the Officer noted that due to the location of the site on the Borough boundary, The Borough of Islington is recommended to be consulted, and the Applicant is encouraged to do so.

Condition 13 (Green Roof Details) reads:

(a) Prior to the commencement of development, details of the living roof must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change.

The submission shall include:

- i) A roof plan identifying where the living roofs will be located, the types of substrate, and biodiversity features;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roof (varying depths of 120-180mm), in relation to the solar PV array;
- iii) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);

(b) Prior to the occupation, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of sedum, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof(s) shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Assessment

The relevant details have been provided, with an amended document provided to confirm the substrate will be 150mm in depth, plug plants planted 20/m², and a range of flowering species are provided. The green roof has been amended since this application was submitted to increase the area of greenroof, to extend under the solar panels. The pre-commencement aspect of the condition (13(a)) can therefore be discharged.

Condition 15 (Surveyed Levels) reads:

No development (excluding demolition) shall take place until details of the proposed finished floor levels and ridge height of the building, measured against a fixed datum and the finished ground levels of surrounding properties, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site and to safeguard the amenity of neighbouring properties consistent with Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Assessment

A plan showing levels by a fixed datum have been provided, indicating the proposed ridge height and floor heights. The plans and overall height of the building generally accord with those shown on the approved plans, and the condition can be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS 9 and 15, and PARTIAL DISCHARGE OF CONDITION 13

Informatives:

The applicant is advised that this decision discharges condition 13 part a and therefore other parts of this condition and other conditions are outstanding.

The applicant is advised that as the site lies on the boundary with the LB of Islington it is recommended to consult this borough regarding condition 9.