

Officer Report

Application Number:	HGY/2023/1267
Application Type:	Approval of details reserved by a condition
Address:	Coppetts Wood Hospital, Coppetts Road, Hornsey, London, N10 1JN
Proposal:	Approval of details pursuant to condition 24 (Biodiversity) attached to planning permission HGY/2016/3482 including omission of basement parking area and overall reduction in parking provision, reduction in total number of dwellings from 80 to 77 (51% affordable housing by habitable room) and change to housing mix, amendments to the internal layout and slight reduction in landscaped areas.
Case Officer:	Tania Skelli
Valid Date:	11/05/2023
Applicant:	3
Agent:	R Okoro Mr Andy Page

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HGY/2018/1643 - Variation of Condition 2 (plans and specifications) attached to planning permission HGY/2016/3482 including omission of basement parking area and overall reduction in parking provision, reduction in total number of dwellings from 80 to 77 (51% affordable housing by habitable room) and change to housing mix, amendments to the internal layout and slight reduction in landscaped areas. Permission granted 21/11/2018.

HGY/2021/2726 - Non-material amendment following a grant of planning permission HGY/2018/1643 to amend the NOx emission requirement in condition 17 (to allow boilers of an appropriate quality and efficiency level to be approved and installed)

3. CONSULTATION RESPONSE

LBH Nature conservation – Support

4. ANALYSIS/ASSESSMENT

Condition 24 reads:

The Biodiversity features as set out in Coppetts Wood Biodiversity Strategy dated 16th September 2016, by Ireland Albrecht, must be delivered as part of the development hereby approved.

This will include:

- The incorporation of at least 15 bird boxes into the northern side of the development buildings and neighbouring trees;
- The incorporation of at least 8 bat boxes into the northern side of the development buildings and neighbouring trees.

The development shall then be constructed in strict accordance with these details, and the developer shall provide evidence of these measures being installed to the local planning authority no later than 3 month after construction works have completed. Once installed these measures shall be maintained in perpetuity and if necessary replaced as approved. In the event that these measures are not installed a full schedule and costs of remedial works required to achieve a similar level of biodiversity improvements on site shall be submitted for the written approval of the local planning authority within 4 months of the completion of works on site.

Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2016) and local policy SP:05 and SP:13.

Pursuant to condition 24 the applicant has provided a strategy demonstrate compliance with the above requirements e.g. bird and bat boxes. The submission was assessed by The Nature conservation officer and considered satisfactory for discharge.

The following condition are outstanding:

7 (EVCP), 12 (tree protection), 15 (SBD), 16 (Carbon reduction & savings) and 21 (energy).

Condition 26d (Remedial Method Statement) is still under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The applicant is advised that the following condition are outstanding:

7 (EVCP), 12 (tree protection), 15 (SBD), 16 (Carbon reduction & savings) and 21 (energy).

Condition 26d (Remedial Method Statement) is still under consideration.

