



Officer Report

Application Number:	HGY/2024/0432
Application Type:	Approval of details reserved by a condition
Address:	44-46 Hampstead Lane, London, N6 4LL
Proposal:	Approval of details reserved condition 18 (Arborocultural Method Statement) of planning permission HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)
Case Officer:	Samuel Uff
Valid Date:	20/02/2024
Applicant:	C/O Agent
Agent:	Mr Allen Sacbucker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/2731 – Demolition of existing dwellings and redevelopment to provide a 66 bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees; amended boundary treatment; and associated works – 02/02/2024.

2. CONSULTATION RESPONSE

LBH Tree Officer: The detail submitted is sufficient.

3. ANALYSIS/ASSESSMENT

Condition 18 reads:

No development should take place until an arboricultural method statement for any works within the root protection areas is submitted to and approved in writing by the Local Planning Authority and thereafter shall be implemented and retained in accordance with the approval.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed in accordance with Policy G7 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017 and Policy OS2 of the Highgate Neighbourhood Plan 2017.

Pursuant to condition 18, details have been submitted in respect of the arboricultural method statement and root protection areas. The details submitted are considered acceptable and in line with the intentions of the condition.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 18

It is considered that sufficient information has been submitted in support of this application to discharge condition 18.