



Officer Report

Application Number:	HGY/2023/1009
Application Type:	Approval of details reserved by a condition
Address:	44-46 High Road, London N22 6BX
Proposal:	Approval of details pursuant to condition 21 (Front garden layout for housing fronting Bury Road) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472)
Case Officer:	Valerie Okeiyi
Valid Date:	31/03/2023
Applicant:	c/o Agent
Agent:	Mr Ben Young

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development

2. CONSULTATION RESPONSE

Internal

Tree Officer

I hold no objections to the submitted details and Condition 21 (Front garden layout for housing fronting Bury Road) can be discharged without delay.

Design Officer comments dated 14/03/2024

Many thanks for forwarding to me the applicants' response to my concerns about their previous detailed landscaping proposals. I am now happy that the details provide adequate soft landscaping, secure and well screened bin and bike stores and will generally be robust and durable, and therefore have no further concerns regarding this condition.

However, I remain concerned that the applicants may have not consulted with Secured by Design Officers regarding these proposals, particularly the planters and walls along Bury Road, and the

proposed car park and Bury Road communal residential entrances, their absence of any proposed gates (Officers comments: The applicant has confirmed that the details have been robustly reviewed by the Secure by Design Officer following meetings on site to review the entirety of the development including the Bury Road elements the Design Officer has referred to. The applicant sought assurances from the Secure by Design Officer that he was happy with the Bury Road arrangement and he has no issues with what has been designed. The Secure by Design Certification has confirmed this)

Design Officers additional comments dated 14/03/2024 following the above confirmation from the applicant

I agree that as the Secured by Design Officer is content at the alcove not being gated, that is good enough for me!

3. ANALYSIS/ASSESSMENT

Condition 21 (Front garden layout for housing fronting Bury Road) of planning appeal reference APP/Y/5420/W/18/3218865 reads:

Prior to the commencement of the relevant works, details of the front garden layout for the houses fronting onto Bury Road shall be provided to the Local Planning Authority for its written approval. Details shall include demonstrating at least three trees (planted in tree pits) within the six front gardens, other planting and landscaping, dedicated waste storage space, plus boundary and access gate treatments, as appropriate, and in accordance with Secured by Design objectives, in consultation with the Metropolitan Police DOCO.

Officers have reviewed the updated landscaping details of the front garden layout for the houses fronting onto Bury Road:

The ground floor plan demonstrates that 5 trees are planted in the tree pits within the front gardens. Details of the trees and planting in the front garden of the houses are provided.

The maintenance of the tree and planting is set out in the management and maintenance plan.

Details of the waste storage spaces within the front garden is provided.

Details of the brick wall and access gate to the houses is provided.

Secure by Design Certification issued by the Metropolitan Police DOCO has been provided.

Overall details show the provision of adequate soft landscaping, secure and well screened bin and bike stores all of which and will generally be robust and durable.

Therefore officers are satisfied that condition 21 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 21

