



Officer Report

Application Number:	HGY/2024/0526
Application Type:	Approval of details reserved by a condition
Address:	42 Shepherds Hill, Hornsey, London, N6 5RR
Proposal:	Details pursuant to conditions 4 (details of green roof), 5 (soil investigation) and 6 (details of chartered civil engineer) of planning permission HGY/2020/0190.
Case Officer:	Roland Sheldon
Valid Date:	28/02/2024
Applicant:	Mr Harry Travers
Agent:	Mr Jason Good

RECOMMENDATION

Approve

1. SITE & SURROUNDINGS

The subject site contains a three-storey detached building containing three self-contained flats, located on the southern side of Shepherds Hill, N6. The surrounding uses are residential. The site does not contain a listed building but is located within the Crouch End Conservation Area. The site lies approximately 45 metres east of the Highgate Neighbourhood Plan boundary.

2. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for two storey side extension, single-storey plus basement side extension to accommodate 1 x 3 bedroom dwellinghouse with associated car parking in front yard and rear amenity space, dormer to rear roof slope and facade alterations to existing dwellinghouse, and associated works (Class use C3), under planning reference HGY/2020/0190.

3. ANALYSIS/ASSESSMENT

Condition 4 reads as follows:

No development shall commence until details of a scheme for a "vegetated" or "green" roof(s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy G6 of the London Plan 2021 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

In support of the application, the following has been submitted:

- SH_15_102 Rev E
- SkyGarden Green Roof Maintenance supporting document
- SBS01: SkyGarden Sedum Blanket System
- SkyGarden Sedum Blanket SGSB01

The submitted information provides sufficient information with regards to the type of green roof and maintenance schedule for it, to satisfy the requirements of the condition. The submitted details can therefore be recommended for approval.

Condition 5 reads as follows:

No development shall commence until details of a site specific soil investigation has been submitted to and approved in writing by the Local Planning Authority.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

In support of the application, the following has been submitted:

- Ground Investigation Report and Basement Impact Assessment by 'ground&water' ref: GWPR5826/GIR/February 2024

A 'Ground Investigation Report and Basement Impact Report' prepared by GW Geochemical and Environmental Consultants has been submitted to fulfil the requirement of Condition 5 above. This condition requires the approval of a site-specific soil investigation by the Local Planning Authority before any development commences. The report includes:

- Results from various investigations providing parameters for basement foundation design.
- Analysis of hydrogeological and topographical conditions.
- Identifies there to be no surface water features within a 250m radius of the site.
- Information in respect of flooding risks.
- Screening and scoping assessment for the proposed development.
- Evaluation of groundwater flooding risk, which is deemed low due to soil cohesion.
- Result from site-specific ground investigation including trial holes and soil sampling.
- Examination of the bearing capacity of soils.
- Consideration of nearby trees' in respect of impact on foundations.
- Assessment of potential vertical ground movements.
- Assurance of no significant soil instability issues observed or expected.

In summary, the report demonstrates comprehensive site-specific soil investigation have been carried out to inform the basement design, meeting the requirements of the condition for approval/discharge. Further scrutiny in respect of this matter will also take place during the building control process. As such condition 5 can be discharged.

Condition 6 reads as follows:

No development shall commence until details of a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and

their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

In support fulfilling the requirements of the condition, the following has been submitted:

- Letter from Michael Barclay Partnership dated 8th February 2024 ref: 8693

The Council Building Control team were consulted on another application affecting the site in question (planning reference HGY/2024/0498) that also sought confirmation that the same engineer was suitably qualified to oversee the construction works, and have confirmed that the appointed structural engineer are suitably qualified to oversee the works. The submitted details therefore comply with the requirements of the condition.

4. RECOMMENDATION – Approve details

The submitted information is considered to meet the requirements of the conditions, and can be recommended for approval.

Informatives:

The applicant is advised that the date by which to make a material start on site for the development as per condition 1 of planning permission HGY/2020/0190 passed on 22/03/2024.