



Officer Report

Application Number:	HGY/2024/0409
Application Type:	Approval of details reserved by a condition
Address:	44-46 Hampstead Lane, London, N6 4LL
Proposal:	Approval of details reserved condition 15 (Construction Ecological Management Plan) 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:	19/02/2024
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Applicant:	C/O Agent 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 Ecology: The Construction Environmental Management Plan (CEMP) January 2024 has been reviewed alongside the Ecological Impact Assessment (EclA) report previously prepared by JDEcology in September 2021, as well as subsequent bat surveys undertaken by Eight Versa in 2022. Officers are satisfied that the appointment of an Ecological Clerk of Works to oversee the project and implementing ecological and arboricultural mitigation as outlined in the CEMP and Ecological Assessment are suitable assurances.

Public Consultation: There is no requirement for consultation on approval of details but a comment has been received on behalf of

Highgate Conservation Areas Advisory Committee, which is summarised below:

The Ecological Report from Eightversa, does not use the London Plan metrics for assessing the Ecological value of the site. For instance, they give "Vegetated garden – residential gardens comprising managed lawns with introduced shrub planting (negligible ecological importance); the same 'negligible ecological importance' as '• Building and hardstanding – the site comprises two detached residential dwellings with associated hardstanding driveways, paths, patios, a disused tennis court and a covered swimming pool (negligible ecological importance).

The GLA Urban Green Factor calculator, assesses the former at '0.7', which is high, and the latter as '0' as in negligible. With this valuation as a base, it is impossible to assess their Construction Ecological Management Plan. We ask that the Nature Conservation Officer should comment on this application and the applicant be required to fund an independent assessment commissioned by Haringey Council.

Officer Comment: The ecological levels are not required to be assessed within this condition. The submission is for ecological management of the site during construction to ensure ecology is protected. The ecological levels were considered in the application and form part of condition 4 (Landscaping) which considers UGF.

3. ANALYSIS/ASSESSMENT

Condition 15 reads:

Prior to any demolition works a Construction Ecological Management Plan incorporating the mitigation and enhancements options from the Bat survey report, including toolbox talk to all contractors onsite by a suitably qualified bat licenced ecologist shall be 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 that the authorised development makes a positive contribution to biodiversity in accordance with Policy DM1, DM23 and DM27 of the Development Management Development Plan Document 2017.

Pursuant to condition 15, the Construction Environmental Management Plan (CEMP) January 2024 has been reviewed alongside the Ecological Impact Assessment (EcIA) report previously prepared by JDEcology in September 2021, and bat surveys undertaken by Eight Versa in 2022.

Ecology are satisfied that the appointment of an Ecological Clerk of Works to oversee the project and implementing ecological and arboricultural mitigation as outlined in the CEMP and Ecological Assessment mean there will not be a significant impact on ecology. As such the details are considered to suffice.

4. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 15. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.