



Officer Report

Application Number:	HGY/2024/0945
Application Type:	Approval of details reserved by a condition
Address:	2 Courtenay Avenue, Hornsey, London, N6 4LP
Proposal:	Approval of details reserved by condition 8 - (Planting/Landscaping Scheme) on approval reference HGY/2022/4316 - Extension and refurbishment work to existing dwelling, including: installation of new roof to main house, erection of second floor side extension, erection of part ground floor and part first floor rear extension, construction of basement extension, replacement/new windows and other external alterations.
Case Officer:	Zara Seelig
Valid Date:	04/04/2024
Applicant:	Mr Raafat Amin
Agent:	Mr Nick Pritchett

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/4316 - Extension and refurbishment work to existing dwelling, including: installation of new roof to main house, erection of second floor side extension, erection of part ground floor and part first floor rear extension, construction of basement extension, replacement/new windows and other external alterations. – 20/02/2023

ANALYSIS/ASSESSMENT

Condition 8:

Prior to first occupation of the development hereby approved, a planting/landscaping scheme, demonstrating a net gain in trees on site, shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include a species list and an aftercare management programme. Thereafter, the planting scheme shall be implemented in full, prior to first occupation of the development.

Reason: To ensure a net gain in trees on site, in accordance with Policy G7 of the London Plan (2021) and Policy DM1 of The Development Management DPD (2017).

Consultations:

LBH Arboricultural officer: Consulted and commented as follows –

"I hold no objections to the submitted details, therefore Condition 8 (Planting/ Landscaping Scheme) can be discharged without delay."

No other consultations were undertaken, however, the below comments were received:

Highgate Neighbourhood Forum: "This application is inadequate. There are no 'existing' drawings, with which to compare the 'proposed' drawings. To have some idea of what is there already, we must refer to HGY/2023/2137. With reference to that application, it would appear that the trees to be removed are T15, oak; T12 beech; either T5 birch or T6 hazel; and T3 oak. We are unclear whether the proposed replacement trees, will mitigate the loss of established mature trees.

There is no arboricultural report.

It would appear that more than 50% of the original garden may be lost.

There is no Ecological Assessment. The applicant should demonstrate a minimum of 10% bio-diversity enhancement.

This garden is part of an Ecological Corridor linking Hampstead Heath to Highgate Golf course and the Highgate Allotments. HNP Appendix 3 and the emerging Haringey Local Plan

We would ask that both the Tree Officer and the Ecology Conservation Officer, should report on this application."

Highgate Conservation Area Advisory Committee: "This application is inadequate, in that it refers to an arboricultural report but none is provided. It claims that only 3 trees will be felled but does not appear to say what these trees are. The application states that there will be a net gain of 4 trees but does not indicate what these new trees will be. Since the garden is so large, there should be room for some large native trees to be added to the planting: these would not only enhance the garden, but also be beneficial for wildlife. A Tree Officer should visit the site before this application is decided."

Officer comment: It is noted that application reference HGY/2023/0789 for "Approval of details reserved by condition 7 (Arboricultural Method Statement & Tree Protection Plan) of HGY/2022/4316." Was approved and therefore the comments above have previously been assessed and considered acceptable.

The information submitted is considered sufficient to discharge this condition.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 8. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.