



Officer Report

Application Number:	HGY/2024/0782
Application Type:	Approval of details reserved by a condition
Address:	44-46 Hampstead Lane, Hornsey, London, N6 4LL
Proposal:	Approval of details reserved condition 17 (Ecological 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:	20/03/2024
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

None required.

Public Consultation: Comment has been received on behalf of Highgate Conservation Areas Advisory Committee for HGY/2024/0409, 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 17 reads:

No removal of vegetation or demolition shall take place between 15th March and 1st September unless evidence is provided to the Local Planning Authority detailing a site visit by a suitably qualified ecologist undertaken and that any active nests are suitably removed no later than 4 weeks prior to the commencement of works.

Reason: To prevent disturbance of nesting birds in bird breeding season Policy G6 of the London Plan 2021, Policy SP13 of Haringey's Local Plan Strategic Policies 2017, Policy DM19 of the Development Management Development Plan Document 2017 and Policy OS4 of the Highgate Neighbourhood Plan 2017

Condition 15 - Construction Environmental Management Plan (CEMP) and 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.

Pursuant to Condition 17, the applicant has provided a letter from an ecological officer site visit confirming that no bird nesting was apparent in the vegetation. They have confirmed that some removal has taken place but this does not invalidate the reported visit.

As such the details are considered to suffice.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 17

It is considered that sufficient information has been submitted in support of this application to discharge condition 17.