



Officer Report

Application Number:	HGY/2023/2492
Application Type:	Approval of details reserved by a condition
Address:	Land At, Townsend Yard, London, N6 5JF
Proposal:	Approval of details pursuant to condition 5 (hard and soft landscaping) attached to planning permission HGY/2020/1326.
Case Officer:	Matthew Gunning
Valid Date:	26/03/2024
Applicant:	Mr Mark Owen
Agent:	Mr Mark Owen

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2020/1326 - Demolition of existing buildings on site, excluding original folly, removal of communication mast. Construction of 7 mews dwellings with associated landscaping. Approved.

2. COMMENTS RECEIVED

Internal:

1. LBH Arboriculturalist -.Raise no objection.

External:

Two representations were received in respect of this application as summarised below.

- Proposed 4 small trees and planter do not compensate for trees lost - one moderate C category tree and two U category trees;
- New tree in front of the first mews house will interfere with vehicle access to the rear of 42 High Street;
- Concerns about pollarding of lime trees: following construction their roots will be significantly more constrained and their canopy deprived of a significant amount of light;
- Hard surfacing will result in run off for the site.

3. ANALYSIS/ASSESSMENT

Condition 5 reads: No building hereby permitted shall be occupied until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, including details of permeable hardstanding materials. The approved scheme shall be

implemented so that planting is carried out no later than the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Comment: An updated landscaping plan has been submitted showing the planting of 3 x trees to the rear of the mews terrace within amenity space to 3 of the respective properties. The plans as submitted equally show the 2 lime trees next to the boundary with No 36a Highgate High Street being retained. To the front of Unit 1 a Birch tree will be planted within a circular tree grill placed at its base to protect it. The siting of this tree has also taken into account the neighbouring vehicle access with tracking information to show how access/ egress to this space will work.

In terms of concerns raised about the pollarding of 2 lime trees the extent to which these can be pollard will need to be established by way of a TPO application with as noted these trees having been previously pollarded.

The hard landscaped areas within the site have been shown with the use of granite sets and sandstone paving shown. Some of the space within the sites will remain unsurfaced as such providing space for soft planting by the individual future residents of these properties as well as space to minimise runoff and allow for ground infiltration.

Overall, the detail as submitted is conserved acceptable for the purpose of this discharging this condition taking account of the original design intent of this scheme.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDTION 5

Informatives:

INFORMATIVE: In respect of the works to the Lime trees an accompanying TPO application should be submitted setting out the extent of the pollarding. See information on-line for more information: <https://new.haringey.gov.uk/environment/trees/tree-preservation-orders-tpos>