



Officer Report

Application Number:	HGY/2023/1008
Application Type:	Approval of details reserved by a condition
Address:	44-46 High Road, London N22 6BX
Proposal:	Approval of details pursuant to condition 14 (Hard and Soft landscaping – communal private areas) attached to planning appeal reference APP/Y/5420/W/18/3218865 (original planning reference HGY/2018/1472)
Case Officer:	Valerie Okeiyi
Valid Date:	31/03/2023
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Applicant:	c/o Agent
Agent:	Mr Ben Young

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development

2. CONSULTATION RESPONSE

Internal

Tree Officer comments

I hold no objections to the submitted detail. Condition 14 (hard and soft landscaping- communal private areas) can be discharged without delay.

Design Officer comments dated 14/03/2024

Many thanks for forwarding to me the applicants' response to my concerns about their previous detailed landscaping proposals. I am now happy that the details provide adequate soft landscaping, secure and well screened bin and bike stores and will generally be robust and durable, and therefore have no further concerns regarding this condition.

However, I remain concerned that the applicants may have not consulted with Secured by Design Officers regarding these proposals, particularly the planters and walls along Bury Road, and the

proposed car park and Bury Road communal residential entrances, their absence of any proposed gates (Officers comments: The applicant has confirmed that the details have been robustly reviewed by the Secure by Design Officer following meetings on site to review the entirety of the development including the Bury Road elements the Design Officer has referred to. The applicant sought assurances from the Secure by Design Officer that he was happy with the Bury Road arrangement and he has no issues with what has been designed. The Secure by Design Certification has confirmed this)

Design Officers additional comments dated 14/03/2024 following the above confirmation from the applicant

As the Secured by Design Officer is content at the alcove not being gated, no objections.

Design Officers additional comments dated 16/10/2024 following the guardrail details submitted

I have no concerns with the design quality or appropriateness of the guard rails.

3. ANALYSIS/ASSESSMENT

Condition 14 (Front garden layout for housing fronting Bury Road) of planning appeal reference APP/Y/5420/W/18/3218865 reads:

Prior to the commencement of any works of both hard and soft landscape works for the communal private areas within the development confines, full details of such works shall be submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. Details shall include:

- a) Hard surfacing and means of enclosure;
- b) Play space equipment details and layout;
- c) Planting plans (including details for trees and shrubs);
- d) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- e) Schedules or plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- f) Implementation and management programmes.

The approved scheme of planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become deranged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter, unless otherwise agreed in writing in advance with the Local Planning Authority.

Officers have reviewed the updated soft and hard landscaping details for the communal private areas within the development confines and is satisfied the details provide adequate soft and hard landscaping in consultation with the Secure by Design Officer. The means of enclosure details for the communal private areas on the 1st, 7th and 8th floor and landscape management plan are also satisfactory. Therefore officers are satisfied that condition 14 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 14