



Officer Report

Application Number: HGY/2023/1120
Application Type: Approval of details reserved by a condition
Address: Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA
Proposal: Approval of details for Condition 9 (Boundary treatment) of planning permission ref. HGY/2021/2727 granted on 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.
Case Officer: Tania Skelli
Valid Date: 24/04/2023
Applicant: Delta Architects (Agent)
Agent: Mrs. Benitez

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

2. CONSULTATION RESPONSE

LBH Parks and trees – Support

City of London – Support

37 Park Hall Road – Objection (time triggers and inaccuracies within submission)

4. ANALYSIS/ASSESSMENT

Condition 9 reads:

Full details of the boundary treatment to be used on the southern boundary of the site, adjacent to Highgate Wood, shall be submitted to and approved by the Local Planning Authority, in consultation with the City of London, prior to the commencement of above ground works on site. The treatment shall be designed to have a minimal environmental impact (i.e. through minimal footings and natural materials) to limit impact on existing flora and root systems.

Reason: To protect local biodiversity and ecology in accordance with London Plan Policy G6 and Policy DM19 of the Development Management DPD 2017.

Pursuant to condition 9 the applicant has provided plans and details of the boundary (fence to the south of development) extent, location, height and type including foundations on this important elevation, facing a public footpath and the Highgate Wood. Planting, tree retention and boundary treatment with adjoining existing residence has been consulted with the design officer, arboriculturist, City of London Corporation and Met Police. The details were found satisfactory and the condition is there recommended for approval.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following conditions are outstanding:

7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 17(c&d) (Ground investigation), 20 (b-c) (Energy), 21(b) (Ecology), 23 (Highway works), 24 (Be seen) and 25 (car parking).

Conditions 4 (materials and elevations), 11 (MH Rd wall/Parapet), 14 (Delivery and Servicing Plan), 15 (re block A), 20A (Energy), 28 (Passive house) and 29 (PHPP) are currently under consideration.