



Officer Report

Application Number:	HGY/2023/0922
Application Type:	Approval of details reserved by a condition
Address:	44-46 High Road, London N22 6BX
Proposal:	Approval of details pursuant to condition 13 (Hard and Soft landscaping on High Road and Bury Road) 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
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

No objections to the submitted details for Condition 13

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

I agree that as the Secured by Design Officer is content at the alcove not being gated, that is good enough for me!

Design comments dated 15/04/2025

I am content that the drawing supplied demonstrates acceptable falls in levels from the proposed mews houses' patio doors to the street.

Transport comments dated 09/04/2025

The S.278 works have been completed, happy for you to discharge the condition.

3. ANALYSIS/ASSESSMENT

Condition 13 (Hard and Soft landscaping on High Road and Bury Road) of planning appeal reference APP/Y/5420/W/18/3218865 reads:

Prior to the commencement of both hard and soft landscape works for the public realm areas on High Road and Bury Road, 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. These details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
 - b) Means of enclosure;
 - c) Vehicle and cycle parking layouts;
 - d) Vehicle and pedestrian access and circulation areas;
 - e) Hard surfacing materials;
 - f) Minor artefacts and structures (eg. Furniture, play equipment, refuse or other storage units, signs, lighting etc.); and
 - g) Proposed and existing functional services above and below ground (eg. Drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).
- Soft landscape works shall include:
- h) Planting plans;
 - i) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
 - j) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
 - k) Implementation and management programmes, The soft landscaping scheme shall include detailed drawings of:
 - l) Existing trees to be retained;
 - m) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
 - n) Any new trees and shrubs to be planted together with a schedule of species.

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 on High Road and Bury Road and is satisfied the details provide adequate soft and hard landscaping. Therefore officers are satisfied that condition 13 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 13