



Officer Report

Application Number:	HGY/2024/2112
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ
Proposal:	Approval of details pursuant to condition 30a partial discharge (Ecological Enhancement Measures) attached to planning permission HGY/2022/2116
Case Officer:	Valerie Okeiyi
Valid Date:	30/07/2024
Applicant:	Dixon8 Ltd
Agent:	Mr Chris Boyle

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works

2. CONSULTATION RESPONSE

Internal

Nature Conservation Officer comments

Review of Submitted Information

I have reviewed the submitted Ecological Mitigation, Enhancement and Management Plan (EMEMP) for Hornsey Police Station. This confirms that external lighting will be installed in accordance with the Bat Conservation Trust / Institute of Lighting Professionals Guidance Note 08/23, and designed to limit artificial light spill onto habitats of value to protected and notable species. The report sets out relevant design measures, including directional lighting, rear shields, zero upward light ratio, warm white LED lighting, and controlled illuminance levels.

The Garden Light Plan and Specification identifies the proposed external lighting locations and specifications.

Taken together, the EMEMP and lighting plan provide the ecological lighting strategy required by Condition 30a. I am satisfied that the submitted details include appropriate measures to minimise light spill and avoid illumination of sensitive habitats, and that they demonstrate the location and type of ecological enhancement measures.

Conclusion

On the basis of the information reviewed, I am satisfied that the submitted details meet the requirements of Condition 30a in respect of ecological enhancement measures, protection measures, and sensitive lighting design.

Any detailed verification of the Biodiversity Net Gain calculations sits outside the scope of this review.

Subject to the Council being satisfied with the submitted BNG information, Condition 30a may be discharged

3. ANALYSIS/ASSESSMENT

Condition 30a partial discharge (Ecological Enhancement Measures) reads:

a) Prior to the commencement of above ground works, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Officers have reviewed the applicant's submitted details and is satisfied to recommend the partial discharge of condition 30 (Ecological Enhancement Measures) relating to part A only in respect of ecological enhancement measures, protection measures, and sensitive lighting design.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION 30a ONLY

Informatives:

The applicant is advised that condition 30 has only been discharged in part - 30a only – Ecological Enhancement Measures. Any detailed verification of the Biodiversity Net Gain calculations sits outside the scope of this review / approval and further details are

required to be submitted in order to formally discharge condition 30 in full.