LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 27/04/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0787 **Ward:** Crouch End

Date received: 02/03/2015

Drawing number of plans: OS Map; Management of Demolition and Construction Dust Document dated February 2015 ver 1.0.

Address: 159 Tottenham Lane N8 9BT

Proposal: Approval of details pursuant to condition 11 (Considerate Constructors Scheme certificate and dust management) attached to planning permission HGY/2014/0484

Applicant: Mr Ganesh Velautham Lotus Leaf Properties

Ownership: Private

Officer contact: Anthony Traub

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Demolition of the existing two storey building with D1 use on the ground floor and residential use (C3) on the upper floor and erection of part three, part four storey building to provide A1 and D1 uses on the ground floor with ancillary office space and 9 residential units on the upper floors (6 x 2 bed and 3 x 3 bed flats) and associated works.

3.2 Relevant Planning

HGY/2014/0484 GTD 07-10-14 159 Tottenham Lane London Erection of a part 4 / part 5 storey building to contain retail development on the ground floor consisting of 422sq.m of A1 use and 218sq.m of A3 use with 18 residential units on the upper floors

4. ANALYSIS/ASSESSMENT

Condition 11 reads:

No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site or contractor company be registered with the considerate

constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

The submitted CMP document is in accordance with London Code of Construction Practices and confirmation has been received that the contractor is a registered with the considerate constructors scheme. These details are considered to be acceptable and Condition 11 is recommended for discharge.

8. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2015/0787

Applicant's drawing No.s: OS Map; Management of Demolition and Construction Dust Document dated February 2015 ver 1.0.