Environmental Services and Community Safety

Tracie Evans – Chief Operating Officer

Valerie Okeiyi
Planning

Date: 3rd February 2016
Your ref:
Our ref:

Dear Valerie

Re: Boulevard House, 92 Fortis Green, London, N2 9EY
Planning application: - HGY/2016/0224

With reference to above application for demolition of two existing double garages and store, to the rear of the property and the construction of two number single mews houses, I recommend the following conditions and informative:

Combustion and Energy Plant:

- Prior to installation, details of the Ultra Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 20 mg/kWh.

Reason: To protect local air quality.

Management and Control of Dust:

- No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

Reason: To Comply with Policy 7.14 of the London Plan

- Prior to the commencement of any works the site or Contractor Company is to register with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA.

Reason: To Comply with Policy 7.14 of the London Plan

As informative:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Yours sincerely

Alison Bell.
Lead Officer - Pollution.

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