

Officer's Opinion



Case Number	HGY/2022/3866
Type	Approval of details reserved by a condition
Location	18, Wellfield Avenue, Hornsey, London, N10 2EA
Proposal	Approval of details pursuant to condition 4 (Appointment of Chartered Civil Engineer or Chartered Structural Engineer) attached to planning permission ref: HGY/2022/1100
Case Officer	Kwaku Bossman-Gyamera
Review Date	20 December 2022
Applicant	Mr Geoffrey Margolis
Agent	Ms Georgina Ward

Opinion

2. APPROVED DEVELOPMENT

Demolition of the existing conservatory, erection of a new single-storey rear extension including the creation of a basement and associated landscape works, the reinstatement of the front porch and the replacement of existing PVC windows with double glazed timber windows to the rear

3. CONSULTATION RESPONSE

None

4. ANALYSIS/ASSESSMENT

Condition 4 reads:

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise

their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

Pursuant to condition 4 – the requirement for a character structural engineer to supervise the works on site during their duration to ensure no works compromise the integrity of the existing surrounding structures.

The submitted letter with the application confirms that SD Structures appointment to undertake the required works and for their role as the chartered engineer to supervise the works to satisfy planning condition 4 and as such this condition can be discharged.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION