

Officer's Report

Application Number	HGY/2022/4199
Type	Approval of details reserved by a condition
Location	18 Wellfield Avenue, Hornsey, London, N10 2EA
Proposal	Approval of details pursuant to condition 5 (Method of Construction Statement) attached to planning permission HGY/2022/1100
Case Officer	Kwaku Bossman-Gyamera
Valid Date	22/11/2022
Applicant	Mr Geoffrey Margolis
Agent	Ms Georgina Ward

RECOMMENDATION

Approve

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

LBH (Highways/Transport): No objection.

4. ANALYSIS/ASSESSMENT

Condition 5 reads:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and 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 2017 and with Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 5 the applicant has provided a Method of Construction Statement and Council's Transport Officer is satisfied that there are no further concern. The proposed measures are considered acceptable.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION