

Officer's Report

Application Number	HGY/2022/3573
Type	Approval of details reserved by a condition
Location	Land at, Watts Close, London, N15 5DW
Proposal	Approval of details pursuant to condition 21 (Piling) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.
Case Officer	Tania Skelli
Valid Date	17/10/2022
Applicant	Formation Design and Build Ltd
Agent	Ms Rocio Casado

RECOMMENDATION

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/3573

Date received: 17/10/2022

Drawing number of plans: As listed 'approved'

Address: Land at Watts Close N15 5DW

Proposal: Approval of details pursuant to condition 21 (Piling) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

Applicant: Formation Design and Build Ltd

2. APPROVED DEVELOPMENT

HGY/2022/0035 Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings

3. CONSULTATION RESPONSE

Thames Water – no objections

Environmental Health – no objections

4. ANALYSIS/ASSESSMENT

Condition 21 reads:

No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

Pursuant to condition 21 the applicant has provided a number of documents to demonstrate compliance with the relevant standards and regulations on Piling, specifically according to this approved development. This has been assessed by the Environmental Health/ Noise team as well as Thames Water and found acceptable to be discharged.

The following condition are outstanding:

4(b-d) (Energy), 5 (Overheating), 9 (Unexpected contamination), 12 (Drainage), 14 (SBD), 15 (Cycle storage), 16 (refuse storage), 18 (EVCP), 19 (Servicing).

Conditions 7 (Biodiversity), 8 (Land contamination) and 11 (Drainage) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

- The following conditions are outstanding:

4(b-d) (Energy), 5 (Overheating), 9 (Unexpected contamination), 12 (Drainage), 14 (SBD), 15 (Cycle storage), 16 (refuse storage), 18 (EVCP), 19 (Servicing).

Conditions 7 (Biodiversity), 8 (Land contamination) and 11 (Drainage) are currently under consideration.