

Officer's Report

Application Number	HGY/2022/4461
Type	Approval of details reserved by a condition
Location	182 Shelbourne Road, Tottenham, London, N17 9YA
Proposal	Approval of details reserved by a condition 2(Method of Construction) and condition 3 (Materials) attached to planning reference HGY/2022/1721
Case Officer	Sarah Madondo
Valid Date	19/12/2022
Applicant	Mr Bernard Ost
Agent	Mr Yossi Shahar

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Prior Approval Application for two new dwellings arranged in one additional storey on top of an existing detached block of flats, in accordance with Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CONSULTATION RESPONSE

LBH Transportation

Revised comment following amended documents submitted by the applicant - no further objection

Original Transport comments dated 24/01/2023

- a. The overall construction works are to be carried out over a period of 8 months.
- b. The CLP indicates that appropriate applications for scaffolding, skip, parking suspensions and road closures will be made. It also indicated that photographic record of existing highway conditions will be undertaken. *All photos will need to be time stamped.*
- c. The proposals include installation of scaffolding over the footway along site frontage on Poynton Road to maintain pedestrian flows and along the site entrance along Shelbourne Road to protect existing occupiers who are expected to remain while work are in progress. *The site access leading to Staff Welfare facilities (located to the rear of the site, will also be protected with overhead scaffolding and loading area. Appropriate licenses will need to be obtained.*
- d. A crane licence will be required together with the corresponding temporary road closure on Poynton Road, to allow steelwork to be lifted to the upper floors. TTMO application will be needed for the Road Closure. *Application process takes 6weeks so please apply within good time and make sure all details are correct as once application has been processed it cannot be changed and you will incur additional charges.*
- e. It is not clear why two loading bays are necessary – one on Poynton Road and one on Shelbourne Road. While the CLP indicates that banksmen will be available, I am concerned regarding highway safety, given the proximity of proposed location of these bays to the junction.

Due to Shelbourne Road being a Bus route I cannot agree to the loading bay on this road. Poynton Road being quite narrow you will need additional parking bay suspensions.

ANALYSIS/ASSESSMENT

Condition 2

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 T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Condition 3

Further detailing and samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include a sample panel of the external brick to be used and a full-size example of the window to be installed, both samples to be displayed on site for comparison with the existing building.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 2 & 3 the applicant has provided Construction Method Statement and sample of materials. The transportation officers were consulted and satisfied that the information has been submitted in relation to the discharge of condition 2. The sample materials submitted indicate that the materials would match the existing materials therefore it is considered that information provided is satisfactory for the purpose of discharging this condition.

RECOMMENDATION

GRANT DISCHARGE OF CONDITIONS