

Officer's Report

Application Number	HGY/2022/2613
Type	Approval of details reserved by a condition
Location	Land off Brook Road and, Mayes Road, London, N22
Proposal	Approval of details reserved by a condition 17 (NRMM) of planning permission HG/2017/2886 for the demolition of existing building and erection of a 6-9 storey mixed use building
Case Officer	Samuel Uff
Valid Date	08/02/2023
Applicant	Austringer Capital Ltd
Agent	Elisabeth Lucas

RECOMMENDATION

Approve

1. APPLICATION DETAILS

Reference No: HG/2022/ 2613

Address: Land off Brook Road and Mayes Road N22

Applicant: Austringer Capital Ltd

Officer contact: Samuel Uff

2. APPROVED DEVELOPMENT

HG/2017/2886 Demolition of existing building and erection of a 6-9 storey building providing 161 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail / office unit (Use Classes A1-A4 and B1), plus associated infrastructure and landscaping works GTD 22/02/2021 (2 year permission)

3. CONSULTATION RESPONSE

No comments received.

4. ANALYSIS/ASSESSMENT

Condition 17 reads:

17. Mobile machinery

No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

Condition 18 states:

18. Mobile machinery inventory

An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

Generally condition 17 and 18 would form one condition that require registration and updating of the inventory for inspection, if required.

Pursuant to condition 17 the applicant has provided proof that the site has been registered with GLA for NRMM. An informative will clarify that this will need to be kept updated throughout the demolition and construction phases in accordance with condition 18.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

- The applicant is advised that this is only a registration detail and that all NRMM will need to be updated throughout the development. To accord with this condition and Condition 18, an inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.