

Officer's Report

Application Number	HGY/2022/3880
Type	Approval of details reserved by a condition
Location	47, Woodland Gardens, Hornsey, London, N10 3UE
Proposal	Approval of details reserved by condition 7 (Method Statement and Structural Monitoring) attached to planning permission HGY/2021/3385.
Case Officer	James Mead
Valid Date	25/10/2022
Applicant	MR D BISMPAS
Agent	Andreas Charalambous

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

- HGY/2021/3385: Various works including those already approved under extant planning permission reference HGY/2020/1234 summarised as; Excavation of existing lower ground floor level to provide standard floor-to-ceiling height with associated erection of single storey rear extensions and extension of footprint below existing front driveway; Enlargement of existing front lightwells with new window openings (with associated metal railing above larger lightwell); Alterations to and insertion of windows and doors on front, side and rear elevations, including reinstatement of front oriel window and insertion of obscure glazed side oriel window at first floor; Associated minor alterations to rear land levels including area covered by rear garden patio.

2. CONSULTATION RESPONSES

- LBH Building Control: The attached information satisfies the requirements.

3. ANALYSIS/ASSESSMENT

3.1 Condition 7 of HGY/2021/3385 reads:

- Notwithstanding the information submitted with the application no development shall take place until a final/detailed Method Statement for the construction of the development and a detailed plan for structural monitoring (including the pre-construction structural conditions of the application property and adjoining properties), have been submitted to and approved in writing by the local planning authority. The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 throughout the building and that of either neighbouring buildings which are within the zone of influence. The development thereafter shall be carried out in accordance with this approved methodology and detail.

3.2 This condition requires the submission of a Method Statement for construction of the development and it is clear that this relates to the basement works. A Geotechnical Ground Investigation & Basement Impact Assessment Report has been provided with this application. This generally comments on the ground conditions, so to inform the proposed works. However, this document does also recommend that the site should be underpinned during works using props and

cantilever walls. Such an approach appears to have been adopted and the submitted Underpinning Method Statement (Rev B) provides further details of this.

3.3 This Underpinning Method Statement (Rev B) notes that underpinning would be undertaken in short sections, not exceeding 1 metre in length. There is no objection to this arrangement. During excavation, reinforcement is proposed, with this and the overall excavation being inspected by Building Control, prior to concreting. This approach is supported and should ensure that appropriate reinforcement is in place. The Underpinning Method Statement (Rev B) also details the process for placing concrete. For planning purposes, there are no reasons to raise concerns with the method proposed. Temporary propping is intended to be utilised, with this remaining in place for at least 14 days following the casting of the basement slab. This is supported, as it will provide structural support for the host property and neighbours. The submitted Underpinning Method Statement (Rev B) is considered to be sufficiently detailed to meet the requirements of condition 7. This has been confirmed by the Building Control Officer, who notes that the submitted information is adequate to satisfy requirements.

3.4 Condition 7 also requires the Method Statement to demonstrate that the predicted Burland Scale at the time of the construction phase would be no more than Burland Scale 1 throughout the building and throughout either neighbouring buildings. The submitted Geotechnical Ground Investigation & Basement Impact Assessment Report outlines that the use of an underpinning methodology should ensure that maintaining any damage to Category 1 should be relatively easily achieved. Furthermore, the Underpinning Method Statement (Rev B) notes that the use of temporary propping, the sequencing of underpinning and the monitoring provisions would enable the predicted level of cracking that may appear in the host building/neighbouring buildings to be restricted to Level 1 on the Burland Scale. Therefore, the Underpinning Method Statement (Rev B) and the Geotechnical Ground Investigation & Basement Impact Assessment Report have confirmed that the requirement of Condition 7, relating to the Burland Scale, would be met.

3.5 A plan for structural monitoring is also required by Condition 7. The Underpinning Method Statement (Rev B) includes a section relating to monitoring of the structure. This notes that monitoring would be undertaken, with equipment installed in 8 – 12 locations on site. It is noted that monitoring devices will be placed along party walls, so to ensure that any movement close to neighbouring properties is considered. A monitoring reading would be carried out prior to commencement of construction. Monitoring would then be undertaken across a number of the pins, with monitoring also taken following completion of the works. This is an appropriate schedule for monitoring and the Building Control Officer has not raised concerns with this.

3.6 The Underpinning Method Statement (Rev B) also notes that the results of the monitoring will be logged weekly. These results would be reviewed by the monitoring surveyors and provided to party wall surveyors. If any movement is recorded that exceeds the identified triggers, then this would be reported to the applicant's design team, with repair specifications and review of working practices then implemented. Construction work will stop, if certain triggers are exceeded. The recording of results will ensure that any movements are identified and managed appropriately. Therefore, this approach to recording/monitoring is acceptable.

3.7 Overall, it is considered that a suitable Method Statement for the works has been provided, together with an appropriate plan for monitoring. Therefore, the requirements of condition 7 of HGY/2021/3385 have been met. Discharge of condition 7 of HGY/2021/3385 is recommended.

3.8 Whilst the above conclusions are noted, officers acknowledge that there are other controls beyond the planning system that provide further safeguards for neighbouring properties (i.e. Party Wall Act and Building Regulations). The applicant should be aware of these and informatives are recommended.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION.

Informatives:

- **INFORMATIVE: Party Wall Act**
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- **INFORMATIVE: Land Ownership**
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- **INFORMATIVE: Building Control**
The applicant is advised that the proposals will require Building Control Approval. For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.