

Officer's Report

Application Number	HGY/2023/0280
Type	Approval of details reserved by a condition
Location	Jameson Lodge, 58 Shepherds Hill, Hornsey, London, N6 5RW
Proposal	Approval of details pursuant to Condition 7 (Construction Management Plan) and Condition 9 (Site levels) attached to planning reference HGY/2019/1139.
Case Officer	Matthew Gunning
Valid Date	27/01/2023
Applicant	Maycap Ltd.
Agent	Mr Alex Catterall

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2019/1139 - Partial demolition of existing garages and erection of 1 x 2-bedroom and 1 x 3-bedroom dwellings and associated landscaping works (Class use C3) – Approved 29/05/2020.

2. ANALYSIS/ASSESSMENT

Condition 7 (Construction Management Plan)

No development shall take place until a Construction Management Plan, 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) the location of a compound for the storage of construction materials
- d) storage of plant and materials used in constructing the development
- e) programme of works (including measures for traffic management)
- f) wheel washing facilities:

Comment: Comment: A detailed CMP prepared by DARQS Building Contractors has been submitted. This is considered proportionate in relation to the scale of this project and outlines a range of measures to be taken in connection with the construction of the new build houses here. Details in respect of the construction programme, storage of materials and equipment, deliveries and vehicular route, wheel washing, dust and vibration reduction etc are outlined. The details as submitted are acceptable for the purposes of discharging this condition.

It is noted that an objection is received in respect of impact on the communal garden and amenity to residents within the main building and on nesting bird. As per the detail submitted the plant and materials will be stored within the hoarded area of the site and does not overspill into the garden area to this block. Notwithstanding the approval of this CMP other legislative requirements are equally applicable in relation to construction works here i.e. The Control of Pollution Act (COPA), Environmental Protection Act 1990, the Wildlife and Countryside Act 1981 which confers protection to nesting birds.

Condition 9 (Site levels)

Comment: A plan and section drawing has been provided confirming details of spot levels and the new/ current buildings have been submitted and are acceptable for the purposes of discharging this condition.

2. RECOMMENDATION – GRANT DISCHARGE OF CONDITIONS