

Officer's Report

Application Number	HGY/2023/1139
Type	Approval of details reserved by a condition
Location	45-47 Garman Road, London N17 0UR
Proposal	Approval of details pursuant to conditions 3 (Materials), condition 6 (NRMM), condition 9 (CMP/CLP), condition 10 (Cycle Parking Provision), condition 11 (Drainage) attached to planning permission HGYP/2022/2293.
Case Officer	Kwaku Bossman-Gyamera
Valid Date	25/04/2023
Applicant	Honor .
Agent	Miss Honor Munro-Hall

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPROVED DEVELOPMENT

Approval of details reserved by a condition 3 (Materials), condition 6 (NRMM), condition 9 (CMP/CLP), condition 10 (Cycle Parking Provision), condition 11 (Drainage) attached to planning permission HGYP/2022/2293.

2. CONSULTATION RESPONSE

LBH (Highways): No Objection.

LBH (Pollution): No Objection.

LBH (Food & Water Management): No Objection.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

Samples of materials to be used for the external surfaces, rainwater goods hardstanding, gates and fencing, 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 sample panels or brick types, cladding, window frames and a roofing material sample combined with a schedule of the exact product references. The development shall be provided as approved and retained as such thereafter.

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 7.6 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 3, details of the external facing materials to be used have been submitted. The materials are considered acceptable in the context of the approved plans and the design of the scheme and as such ensuring the development will assimilate within its surrounding context.

Condition 6 reads:

Prior to the commencement of the development, evidence of site registration at <http://nrmm.london> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plants of net power between 37Kw and 560 Kw to be uploaded during the demolition/construction phase of the development shall be submitted to and approved by the Local Planning Authority.

Reason: To protect local air quality and comply with Policy SI 1 of the London Plan and the GLA NRMM LEZ.

Pursuant to condition 6, details of the external facing materials to be used have been submitted. The applicant has submitted sufficient details and as such Council's Pollution officer is satisfied with the measures and recommends discharged of the above condition.

Condition 9 reads:

Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved: a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway; b) The estimated peak number and type of vehicles per day and week; c) Estimates for the number and type of parking suspensions that will be required; and d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to main traffic safety.

Council's Highways officer has reviewed the submitted report and considered it to be satisfactory. As such the condition can be discharged.

Condition 10 (Details of secure and covered cycle parking facilities) reads:

Prior to above ground works or construction, details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the all-cycle parking spaces for users of the development (10 no. short-stay, 10 no. long-stay cycle, including 4 cargo bike parking spaces) have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017

The details in respect of cycle parking, as updated, council's highways officer is satisfied with the proposed measures and are considered acceptable.

Condition 11 (Drainage) reads:

No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that:

a) The surface water generated by this development for all the rainfall durations starting from 15 min to 10080 min (7 days not 1 day) and intensities up to and including the climate change adjusted critical 100 yrs. storm can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site.

b) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.

c) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.

d) The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter retained.

Reason: To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter in accordance with policies DM26 and DM27 of the DPD (2017).

Council's Flood & Water Management officer has no objection to the proposed measures and as such the condition can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS