

Officer Report

Application Number:	HGY/2023/0725
Application Type:	Approval of details reserved by a condition
Address:	423-435, Lordship Lane, London, N22 5DH
Proposal:	Discharge of Condition 5: No development shall take place until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Control of Dust and Emissions Supplementary Planning Guidance document (July 2014) and shall include a Dust Risk Assessment. The development shall be carried out in full accordance with the approved AQDMP.
Case Officer:	Josh Parker
Valid Date:	14/03/2023
Applicant:	3
Agent:	C/O Agent Shoshannah Stone

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Original application REF: HGY/2017/3679 (Appeal decision APP/Y5420/W/19/3223654)
Demolition of existing building and erection of part 1, part 5, part 6 and part 7 storey building comprising commercial uses (use class A1, A2, A3, A4, A5) at ground floor and 50 residential dwellings above.
Provision of waste refuse storage, cycle parking, disabled car parking and amenity space.

3. ANALYSIS/ ASSESSMENT

Condition 5 Air Quality and Dust Management Plan

No development shall take place *excluding the works outlined in Phase 1a*, until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Control of Dust and Emissions Supplementary Planning Guidance document (July 2014) and shall include a Dust Risk Assessment. The development shall be carried out in full accordance with the approved AQDMP.

CONSULTATION:

LBH Carbon Management Team (pollution):

Having considered the applicant submitted Air Quality and Dust Management Plan with reference J10/14420/10/F5 prepared by Air Quality Consultants Ltd., dated 8th June 2023 and taken note of

Sections 2 (Dust Management Measures to be Applied), 3 (Responsibilities & Records), 4 (Monitoring), 5 (Response and Reporting) as well as Appendices A1 – A6, we would be happy to recommend the discharge of attached Condition 5 (Air Quality and Dust Management Plan) attached to planning appeal AP-761 (Appeal decision APP/Y5420/W/19/3223654 of original planning reference HGY/2017/3679) SUBJECT to the applicant addressing the underlisted point(s):

Whilst it is noted that there will now be some initial pre-commencement works, we do not agree with the conclusion that these works will only create minimal dust and that monitoring is not recommended as outlined in subsections 4.5 and 4.6. **Therefore, regardless of which pre-commencement works option is ultimately decided on, the applicant will need to submit an updated report explicitly stating that dust monitoring will be undertaken throughout the duration of the pre-commencement, demolition and construction works.**

DISCUSSION:

Following the granting of permission for HGY/2017/3679 the applicant has applied to discharge condition 5.

Conditions 4, 5 and 7 were amended through a Non-Material Amendment (HGY/2023/0829) to facilitate enabling works required to commence on site. This consisted of a small schedule of works (Phase 1a) outside of discharging the condition as a whole. The schedule of works have been completed prior to the discharge of condition 5 as the schedule of works were deemed to have low risk of creating any nuisance in regard to dust or air pollution. There the concerns of the pollution team are now invalid as the pre-commencement schedule has now been completed.

All remaining requirements of Condition 5 have now been satisfied.

4. RECOMENDATION

GRANT DISCHARGE OF CONDITON