



# Officer Report

**Application Number:** HGY/2022/2758  
**Application Type:** Approval of details reserved by a condition  
**Address:** 71, Blake Road, London, N11 2AG  
**Proposal:** Approval of details pursuant to conditions 7 (construction management plan), 10 (tree protection measures) and 11 (lighting assessment) attached to planning permission HGY/2019/2757.  
**Case Officer:** Ben Coffie  
**Valid Date:** 04/10/2022  
**Applicant:** Mr Dobri Dimitrov  
**Agent:** Mr Dobri Dimitrov

## **RECOMMENDATION**

### **Approve**

#### APPROVED DEVELOPMENT

HGY/2019/2757- Redevelopment of the site to provide 2 new residential dwellings. Approved 02/12/2019.

#### ANALYSIS/ASSESSMENT

Condition 7 (Construction Management Plan) reads,

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) storage of plant and materials d) programme of works (including measures for traffic management) e) provision of boundary hoarding behind any visibility zones and adjoining the Tunnel Gardens SINC including method of installation and measures to prevent impact on the Tunnel Gardens SINC and; f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11, 7.15 and 7.19 of the London Plan 2016, Policies SP0 and SP13 of the Haringey Local Plan 2017 and with Policies DM1 and DM19 of The Development Management DPD 2017.

Condition 10 (tree protection measures) reads,

No development shall start until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance

equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Condition 11 (lighting assessment) reads,

Prior to the commencement of the development hereby approved a lighting assessment detailing lux levels across the site and into the Tunnel Gardens SINC covering external security/amenity lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the safety and well being of the nature and biodiversity adjacent to the site that are to remain after works are completed consistent with Policy 7.19 of the London Plan 2016, Policy SP13 of the Haringey Local Plan 2017 and Policy DM19 of The Development Management DPD 2017.

Assessment

Condition 7 (Construction Management Plan)

The applicant has submitted a Construction Management Plan which was reviewed by the Council's Transport and Highways Team. Upon review, an amendment was requested was requested regarding vehicles arriving and departing during afternoon times. This has been made by the applicant and not objections are raised against the discharge of this condition.

Condition 10 (tree protection measures)

The applicant submitted a tree constraints plan showing the root protection area. The Council's tree officer was consulted and has deemed the information provided satisfactory to discharge condition 10.

Condition 11 (lighting assessment)

Whilst the Lighting Officer has no objection against the proposed lighting, it was highlighted that the ILP standards the document referred has been updated, therefore the lighting impacts assessment has been updated to reflect the updated ILP standards.

As such the document is sufficient to discharge condition 11.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge conditions 7, 10 and 11. The recommendation is therefore approval to discharge the conditions as sought by this planning application.

