

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/3181

Ward: Seven Sisters

Date received: 26/09/2016

Last amended date: 21/11/2016

- **Drawing number of plans:** Construction Management Plan ROC 7, September 2016 for 31a Riverside Road, Haringey, N15 6DA
- Site Location Plan jw696 ROC7a
- Site location plan scale 1:100 jw696 ROC 7 A

Address: Land adjacent to 31 Riverside Road N15 6DA

Proposal: Discharge of condition 7 (Construction Method Statement) of planning permission HGY/2015/1638 for development of a modern two storey 1 bed end-stop to terrace property on the side plot of No.31 Riverside Road.

Applicant: Mr Gluck

Ownership: Private

Officer contact: Roland Sheldon

2. SUMMARY OF RECOMMENDATION

GRANT PERMISSION

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

- 3.1 This is an application for the discharge of condition 7 (Construction Method Statement) of planning permission HGY/2015/1638 for development of a modern two storey 1 bed end-stop to terrace property on the side plot of No.31 Riverside Road.

Site and Surroundings

- 3.2 The subject site contains a single storey side extension connected to but believed to be annexed from no. 31 Riverside Road, N15. Council tax records indicate that this extension was in use as a separate residential unit. The surrounding uses are residential. The site does not contain a listed building and is not located within a conservation area.

Relevant Planning and Enforcement history

HGY/2015/1638: Development of a modern two storey 1 bed end-stop to terrace property on the side plot of No.31 Riverside Road – granted

HGY/2015/3371: Approval of details pursuant to condition 3 (cycle parking facilities) attached to planning permission HGY/2015/1638 – granted

HGY/2015/3372: Approval of details pursuant to condition 4 (materials) attached to planning permission HGY/2015/1638 - granted

No planning enforcement history

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Transportation: Following the submission of the revised site location plan with details of the vehicles visiting the site and regularity of their visits, the details are considered to be satisfactory to allow the condition to be discharged.

5 MATERIAL PLANNING CONSIDERATIONS

5.1 Planning permission was granted for development of a two storey 1 bed end-to-terrace dwellinghouse on a side plot immediately adjacent to no. 31 Riverside Road under planning reference HGY/2015/1638. Condition 7 attached to the grant of consent read as follows:

No development shall take place, including any works of demolition, until a Method of Construction Statement, 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*
- 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 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

5.2 In pursuance of the discharge of condition, the following has been submitted:

- Construction Management Plan ROC 7, September 2016 for 31a Riverside Road, Haringey, N15 6DA
- Site Location Plan jw696 ROC7a
- Site location plan scale 1:100 jw696 ROC 7 Rev A

5.3 The Construction Management Plan and plans have been reviewed by the Case Officer and transportation officer who considers that the information provided satisfies the requirements of the condition so as to ensure that there would be no unduly adverse impacts upon the free flow of traffic on local roads, or on the amenities of the area. The condition can be recommended to be discharged accordingly.

6.1 Conclusions

- The submitted information satisfies the requirements of the condition which can be recommended to be discharged accordingly.
- All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7. CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

8. RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2016/3181

Applicant's drawing Nos.