



Officer Report

Application Number:	HGY/2023/2313
Application Type:	Approval of details reserved by a condition
Address:	1-6 Crescent Mews, Hornsey, London, N22 7GG
Proposal:	Approval of details pursuant to condition 10 (Excavations/earthworks) - (partial discharge Block C only) attached to planning permission HGY/2019/1183 as amended by the S96a Planning Reference HGY/2023/2472
Case Officer:	Valerie Okeiyi
Valid Date:	29/08/2023
Applicant:	Mr Jacob Biren
Agent:	Mr Justin Mills

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing buildings, retention of slab level, perimeter wall along northern boundary of site, and wall adjacent to Dagmar Road gardens, and redevelopment of the site to provide two 3 storey blocks fronting Crescent Mews, a part 1/part 2 storey block adjacent to Dagmar Road and a 4 storey building to the rear comprising 30 residential units (Use Class C3), including 3 disabled car parking spaces, associated landscaping and cycle parking within the development and a new paved and landscaped lane at the front of the development with street lighting. Installation of vehicle and pedestrian access gates at entrance to mews and erection of boundary treatment to the rear of the commercial units - HGY/2019/1183

Non-material amendment following a grant of planning permission HGY/2019/1183 to amend the trigger point of conditions 10 (Excavations/earthworks) (Network Rail) , 11 (OPE) (Network Rail) and 12 (Demolition/refurbishment method statement) (Network Rail) - HGY/2023/2472

2. CONSULTATION RESPONSE

External

Network Rail –

In relation to the above application I can confirm that Network Rail, upon further discussion with the applicant, have no further comments to make and no objection to the discharge of these conditions.

3. ANALYSIS/ASSESSMENT

Condition 10 (Excavations/earthworks) reads:

All excavations/earthworks carried out in the vicinity of Network Rail property/structures must be designed and executed such that no interference with the integrity of that property/structure can occur. If temporary works compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to below ground works carried out in the vicinity of Network Rail property/structures, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Project Manager should be undertaken. Network Rail will not accept any liability for any settlement, disturbance or damage caused to any development by failure of the railway infrastructure nor for any noise or vibration arising from the normal use and/or maintenance of the operational railway. No right of support is given or can be claimed from Network Rails infrastructure or railway land.

Network Rail have reviewed all the information submitted and is satisfied that condition 10 can be discharged. Network Rail have confirmed this 'officially' by email, which forms part of this partial discharge application. The details sent to Network Rail has confirmed that only Block C is to be demolished, which is the furthest building away from any of Network Rails nearest asset and infrastructure.

Condition 10 only requires the applicant to provide details of excavation and earthworks prior to below ground level works and therefore, as the works proposed are to demolish Block C only, these works do not trigger the need for details pertaining to excavation and earthworks. Thus, a partial discharge of Condition 10 is only required in this instance and the applicant will be required to discharge condition 10 in full once excavation and earthworks take place in close proximity of the boundary of where Network Rails assets and infrastructure are located.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 10 IN RELATION TO BLOCK C ONLY

Informatives:

The applicant is advised that condition 10 (Excavations/earthworks) has only been

discharged in part and relates to Block C only.