



Officer Report

Application Number: HGY/2023/0314
Application Type: Approval of details reserved by a condition
Address: Garage Colony At Rear, Aylmer Parade, Hornsey, London
Proposal: Approval of details pursuant to Condition 4 (Construction Management Plan) attached to planning permission HGY/2020/2291 dated 20 October 2021.
Case Officer: Daniel Boama
Valid Date: 31/01/2023
Applicant: Alla
Agent: Sam Lewis

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2020/2291 – The demolition of 9 x existing garages to the rear of Aylmer Parade and erection of 4 x part two storey townhouses – Granted permission on 20/10/2021.

2. ANALYSIS/ASSESSMENT

Condition 4 reads:

Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The statement shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) routeing of 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 number and type of vehicles per day/week;*
- c) estimates for the number and type of parking suspensions that will be required;*
- d) details of measures to protect pedestrians and other highway users from construction activities on the highway / private access road.*

Reason: 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 Policy T4 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 4, the D & R Building Maintenance Construction Phase Plan 2023 report was submitted and although further information was requested, the scheme has been built. In these circumstances, while an updated CMP would ordinarily be required procedurally, there is no practical purpose in seeking one now. The condition can therefore be discharged.

3. RECOMMENDATION

GRANT DISCHARGE

Although further information was requested, the scheme has been built. In these circumstances, while an updated CMP would ordinarily be required procedurally to discharge condition 4, there is no practical purpose in seeking one now. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.