



Officer Report

Application Number:	HGY/2026/0370
Application Type:	Approval of details reserved by a condition
Address:	707-725 LORDSHIP LANE, WOOD GREEN, LONDON, N22 5JY
Proposal:	Approval of details pursuant to condition 13 – partial discharge (NRMM) attached to planning permission HGY/2024/0450 in relation to Phase 2A (below ground works) and 2B (All above ground works)
Case Officer:	Valerie Okeiyi
Valid Date:	11/02/2026
Applicant:	-
Agent:	Tom Rogerson

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing building and redevelopment to provide affordable homes, purpose-built student accommodation, and flexible ground floor commercial (Class E) floorspace within buildings ranging between 3 – 9 storeys, public realm and landscaping works, cycle parking, and associated works.

2. CONSULTATION RESPONSE

Internal

Pollution Officer

Having considered the applicant submitted proof of NRMM registration, I am happy to recommend discharge of condition 13 (Details of Plant and Machinery) attached to approved planning permission HGY/2024/0450.

3. ANALYSIS/ASSESSMENT

Condition13 (NRMM) reads:

a. Prior to the commencement of each Phase of the development, all plant and machinery to be used within that Phase shall be submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM. No works shall be carried out within a Phase until all Non-Road Mobile Machinery (NRMM) and plant to be used within that Phase of net power between 37kW and 560 kW has been registered at

<http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works within that Phase.

b. An inventory of all NRMM must be kept on site during the course of each Phase. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Permission has already been discharged under planning reference HGY/2024/3344 for phase 1 (Preparatory operations) of the development

Officers have reviewed the applicant's submitted NRMM plant information and proof of registration submitted and is satisfied to recommend the discharge of Condition 13 (NRMM) in relation to phase 2A (below ground works) and 2B (All above ground works) ONLY

4. RECOMMENDATION

GRANT DISCHARGE CONDITION 13 – 2A and 2B ONLY

Informatives:

The Applicant is advised that condition 13 (NRMM) has been discharged in full (Phase 2A - below ground works and 2B -All above ground works) and no further application is required.

The Applicant is reminded that part (b) of condition 13 requires an inventory of all NRMM must be kept on site during the course of each Phase. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.