



Officer Report

Application Number: HGY/2026/0816
Application Type: Approval of details reserved by a condition
Address: 22 Warwick Evans Optical Co Ltd, Palace Road, Wood Green, London, N11 2PS
Proposal: Approval of details reserved by a condition 4 (Refuse, waste storage), condition 5 (Secure cycle parking), condition 6 (Construction Logistics and Management Plan), condition 11 (NRMM), condition 12 (Air Quality and Dust Management Plan) attached to planning application Ref: HGY/2025/0363.
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 23/03/2026
Applicant: TA Palace Road Limited
Agent: Mr Jonathan Greenberg

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2025/0363 – Redevelopment of the site, including partial demolition and conversion, to provide a three-storey rear extension and addition of a second storey to the existing building, to create five self-contained flats.

ANALYSIS/ASSESSMENT

Condition 4 (Refuse, waste storage) reads:

No development shall take place until a detailed scheme for the provision of refuse and waste storage, and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to the first occupation of the development and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021

Pursuant to condition 4 the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within front garden for easy collection access. The number of bins is considered appropriate for the development. The design and its position are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

Condition 5 (Secure cycle parking) reads:

The applicant will be required to submit to the Highway Authority plans showing accessible; sheltered, and secure cycle parking for 16 long-stay residential cycle spaces and 2 short -stay spaces for approval. The quantity must be in line with the London Plan, and the design must be in line with the London Cycle Design Standards. No Development (including demolition) shall take place on site until the details have been submitted and approved in writing by the Council.

Reason: To ensure that cycle parking is provided in line with the London Plan 2021 and the London Cycle Design Standard (LCDS)

Pursuant to condition 5. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. Furthermore, the council's highways section has raised no further concerns. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 6 (Construction Logistics and Management Plan) reads:

The applicant/developer is required to submit a Construction Logistics and Management Plan, 6 months (six months) prior to the commencement of development, and approved in writing by the local planning authority. The document will ensure highways impacts are managed to minimise nuisance for other highways users, local residents and businesses. The plan shall include the following matters, but not limited to, and the development shall be undertaken in accordance with the details as approved:

- a) Routing of excavation and 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.*
- e) The undertaking of a highway dilapidation survey.*
- f) The implementation of the Construction Logistics and Community Safety (CLOCS) standard.*

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development in combination with other sites in the Wood Green area and to encourage modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme. To protect the amenity of neighbouring properties and to maintain traffic safety.

Pursuant to condition 6. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 11 (NRMM) reads:

- a. Prior to the commencement of the development, evidence of site registration at <http://nrmm.london/> to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority.*
- b. Evidence that all plant and machinery to be used during the demolition and construction phases of the development shall meets Stage IV of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted to the Local Planning Authority*
- c. During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.*

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ

Pursuant to condition 11, the council's Pollution officer is happy to discharge the above condition.

Condition 12 (Air Quality and Dust Management Plan) reads:

No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The works shall be carried out in accordance with the approved details thereafter.

Reasons: To Comply with Policy 7.14 of the London Plan and GLA SPG Dust and Emissions Control (2014).

Applicant has submitted comprehensive details in respect of this condition. Pollution Officer has reviewed the submitted documents and is satisfied with proposed measures.

RECOMMENDATION

GRANT DISCHARGE