



Officer Report

Application Number:	HGY/2026/0929
Application Type:	Approval of details reserved by a condition
Address:	17 Christchurch Road, Hornsey, London, N8 9QL
Proposal:	Approval of details reserved by a condition 4 (Foundation details) and Condition 6 (Method Statement) attached to planning reference HGY/2025/3104
Case Officer:	Sabelle Adjagboni
Valid Date:	31/03/2026
Applicant:	Mr Daniel Emmerson
Agent:	Mrs Magda Pater-Jankowiak

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2026/0929

Approval of details reserved by a condition - Condition 4 (Foundation details) and Condition 6 (Method Statement) attached to permission HGY/2025/3104.

2. ANALYSIS/ASSESSMENT

Condition 4 reads:

Before any work hereby authorised begins, details shall be submitted to and approved in writing by the Local Planning Authority showing foundation details within the influencing distance (30m) of local trees. Foundations shall be capable of accommodating the effects of trees, shrubs, and hedgerows on shrinkable soils without excessive movement. The foundations shall not be carried out otherwise than in accordance with any such approval given.

Reason: To ensure the safety and long-term health of retained trees after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 4, details have been submitted in respect of foundation details in connection to the outbuildings. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 6 reads:

Before any work hereby authorised begins, a method statement detailing the piling methodology, the number and location of piles, and measures for the ground protection within the Root Protection Areas (RPAs) during the piling works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safety and long-term health of retained trees after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 6, a method statement has been submitted in connection to the outbuildings. The details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge conditions 4 and 6. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.