

Officer Report

Application Number:	HGY/2026/1058
Application Type:	Approval of details reserved by a condition
Address:	Corner of Scales and Dawlish Road, London, N17 9HN
Proposal:	Approval of details reserved by a condition 5 (Watt Butt) condition 9 (NRMM), condition 11 (Drainage) attached to planning permission ref: HGY/2022/2000
Case Officer:	Sarah Madondo
Valid Date:	14/04/2026
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Applicant:	Mr Artjom Aleksandridis
Agent:	Mr Samuel Tuck

RECOMMENDATION

Approve

Proposed development

Approval of details reserved by a condition 5 (Watt Butt) condition 9 (NRMM), condition 11 (Drainage) attached to planning permission ref: HGY/2022/2000

Site & Surroundings

The site is located to the east of the High Road in Tottenham on the corner of Scales Road and Dawlish Road. The site comprises of two corner plots Site 1 to the eastern is currently vacant which used to contain a mature tree (now felled) and backs onto an electricity sub-station. Site 2 to the west currently has three single storey garages. Both plots are located at the ends of two storey terraces of houses with pitched roofs. The site is not in any conservation area.

Consultation Responses

LBH Carbon - no objection
LBH Pollution - no objection
LBH Drainage - no comments.

APPROVED DEVELOPMENT

Two new-build residential dwellings (one on each site). Including works to gardens, boundaries, hard and soft landscaping and new street tree planting

ANALYSIS/ASSESSMENT

Condition 5 reads

No dwelling shall be occupied until details of the location of a water butt of at least 120L internal capacity to be installed to intercept rainwater draining from the roof of each dwelling has been submitted to and approved in writing by the Local Planning Authority and subsequently provided at each dwelling. The approved facilities shall be retained.

Reason: To reduce the risk of flooding and demand for water, increase the level of sustainability of the development and in line with Haringey Local Plan Policy SP5, DM21, DM24 and DM25.

Condition 9 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 demolition/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 IIIB 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.*

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

Condition 11

The development hereby approved, shall not commence beyond investigative works, until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development and comply with Policy SI13 of the London Plan 2021, Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017

Pursuant to condition 5, 9 and 11 the applicant has submitted Rainwater Harvesting, Non-Road Mobile Machinery and Surface Water Drainage Note which has been reviewed by Carbon officer and Pollution Officer who have advised that the information submitted is sufficient for the purpose of discharging these conditions. In terms of drainage, the Drainage Officers have not provided comments as its a minor development. Officers consider that the drainage strategy aligns with the principles set out in the National Standards for Sustainable Drainage Systems (2025) and is consistent with the requirements of national and local planning policy. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION-GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 5, 9 and 11 The recommendation is therefore to approve the discharge of condition.

