



Officer Report

Application Number:	HGY/2026/1464
Application Type:	Approval of details reserved by a condition
Address:	120 Archway Road, Hornsey, London, N6 5BH
Proposal:	Approval of details reserved by conditions 18 (London Underground Infrastructure Protection) attached to planning permission with ref: HGY/2025/2214 for the demolition of the existing building to allow the erection of a new 4-storey building providing 5 one bedroom residential units.
Case Officer:	Ben Coffie
Valid Date:	22/05/2026
Applicant:	c/o Agent
Agent:	Mrs Julie Cowan Papouskova

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2024/2214 – Demolition of the existing building to allow the erection of a new 4-storey building providing 5 one-bedroom residential units – 21 November 2025

3. CONSULTATION COMMENTS

Transport for London (TfL): Raise no objection.

3. ANALYSIS/ASSESSMENT

Condition 18 reads:

“The development hereby permitted shall not be commenced until the following, in consultation with London Underground, has been submitted to and approved in writing by the local planning authority which:

- a) Identify and accommodate the location of existing London Underground (LU) structures and tunnels;
- b) Provide details of change in building loads and assessment of associated ground movement impact on LU structures and tunnels due to demolition, construction, temporary works, cranes and other heavy vehicles and plant. The ground movement assessment report should describe predicted impacts and proposed measures to protect LU assets from direct or indirect damage;
- c) Provide design details of structural works including any required piling or other substructure works;
- d) Provide Method Statement and Risk Assessment for all permanent and temporary works;
- e) Mitigate noise and vibration impact on the railway arising from construction activities – a noise & vibration impact assessment has to be submitted to the satisfaction of TfL engineers;
- f) Mitigate the effects of noise and vibration arising from the adjoining railway operations within the structures and tunnels through design and during construction. No claims to be made against

TfL or London Underground by the Local Authority purchasers, tenants, occupants or lessees of the development for any noise or vibration resulting from London Underground running, operating and maintaining the adjacent railway. The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012. Pursuant to the discharge of condition 18, the applicant has provided two letters from the London Underground Infrastructure Protection (Dated 21st May 2026) and a noise impact assessment report (ref. 32358.NIA.01) prepared by KP Acoustics.

The details were reviewed by TFL Officers and are considered acceptable for the purpose of discharge. Following this the team have no objections to the discharge of condition 18 as sufficient information has been submitted.

As such it is considered that sufficient information has been submitted in support of this application to discharge conditions 18. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

RECOMMENDATION

GRANT DISCHARGE