

Application Number:	HGY/2026/1204
Application Type:	Approval of details reserved by a condition
Address:	10 Ellington Road, Hornsey, London, N10 3DG
Proposal:	Approval of details reserved by condition 12 (construction management plan) attached to ref: HGY/2023/1406
Case Officer:	Josh Parker
Valid Date:	04/05/2026
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Applicant:	Andy Szymanski
Agent:	Mr Andrew Shorten

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/1406 - Demolition of the existing buildings and erection of 5 replacement dwellings, arranged as two terraced houses and three flats (AMENDED PLANS).

2. CONSULTATION RESPONSE

Internal

Transport comments dated 29/05/2026

- 1. The submitted CMP (see attachment) should be redrafted to follow format of TfL Guidance for Construction Logistics Management Plans. This will require details of size and number of construction vehicles by phase of construction and cumulatively with overlapping phases.*
- 2. The construction programme is indicatively envisaged to extend between May 2026-August 2027. However, there are highway works related to this development for which a s278 agreement will be required and the programme should include details for implementation of these works.*
- 3. A highway dilapidation survey will be required prior to start of any works. The scope of survey should be agreed with Haringey Highway Officer.*
- 4. Appendix A illustrates the proposed construction site layout. The proposed hording encloses the footway but not details of corresponding alternative route for pedestrians. The placement of hoarding along the kerb line is not acceptable – a minimum 450mm gap must be maintained between the kerb-line and hoarding. The site layout plan includes a wide gate in the hoarding along the kerb line – this is not acceptable for highway safety reasons.*

The construction management plan does not show scaffolding, location of skips or provide vehicular swept paths / phased site layout plans / location of construct plant including cranes and

refuse storage, traffic management proposals etc. Internal pedestrian routes should also be clearly illustrated. Applicant should be advised that Hoarding licences will be required and details of any parking suspensions must be agreed / approved by Highway officer.

Comments from LBH Highways subsequent to the above comments:

The footway has been assessed; as this project is covered with 278 funding for footway and kerb renewal at end of project, highways are happy to approve the plans. No need to have the footway protected or reinforced.

Highways have agreed for the hoarding to come out and adjacent to the kerb line, running along the length of the property encompassing the footway. The welfare units etc to be placed inside the hoarding. I have agreed as it's a type 4 Road that we can use simply 'footway closed ahead' and 'pedestrian diversion' signage either side and on approach to the hoarding.

I have asked that the route for the vehicles attending site to change. Route in will be via Cranley Gardens, using either Muswell Hill Road or alternatively Park Road. Route out will be first right into Leinster Road turning into Cranley.

No traffic order required. Carriageway must be kept clean. Site marshals to oversee deliveries ensuring movement of traffic is kept free and pedestrians safe.

Officers comments

The additional information in respect of approval of details concerning condition 12 CMP has been reviewed and approved by LBH highways. LBH Highways have confirmed that all outstanding points flagged by transport have now been addressed in the updated CLMP 10 Ellington Road (Rev3).

3. ANALYSIS/ASSESSMENT

Condition 12 (Construction Logistics Plan) reads:

No development shall take place until a Construction Management Plan, to include details of:

1. A programme of works (including measures for traffic management);
2. Vehicle routing and if any reversing manoeuvres on public highway land is required, provision for the management of their movement by a qualified and certificated banksman;
3. Storage of plant and materials used in constructing the development;
4. Details of any construction compound including the siting of any temporary site office, toilets, skips or any other structure;
5. The erection and maintenance of security hoarding where appropriate;
6. Parking of vehicles of site operatives and visitors;
7. Wheel cleaning / wash facilities to prevent mud, or dust from migrating on to the adjacent highway;

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Officers have reviewed the applicant's submitted updated construction logistics plans and is satisfied to recommend the discharge of Condition 12 (Construction Management Plan).

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 12