

Application Number:	HGY/2026/1218
Application Type:	Approval of details reserved by a condition
Address:	43 Belmont Avenue, Tottenham, London, N17 6AX
Proposal:	Approval of details reserved by a condition 4 (Construction Management Plan), condition 7 (Tree Protection), condition 10 A, B, C, D (Contamination - Partial Discharge), condition 12 A (NRMM - Partial Discharge) attached to planning application Ref: HGY/2023/0926
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	30/04/2026
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Applicant:	Carly Tan
Agent:	Theo Theodosiou

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/0926 – Redevelopment of site to provide 5 apartments - consisting of 3 x 1 bed & 2 x 2 bed flats. (Revised Scheme)

ANALYSIS/ASSESSMENT

Condition 4 (Construction Management Plan) reads:

Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project period.

Reasons: 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.

Pursuant to condition 4. The Council's Transport officer has reviewed the document including additional information and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 7 (Tree Protection) reads:

No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain 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.

The proposed trees protection measures are clear and concise and as such detailing are sufficient to discharge Condition 7. The Council's Arboricultural officer is satisfied with the level of details, therefore recommends discharge of the above condition.

Condition 10 A, B, C & D (Contamination-Partial discharge) reads:

Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.*
- b. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.*
- c. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.*
- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.*
- e. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.*

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Applicant has submitted compressive details in respect of this condition. The document has been reviewed by the Pollution officer who have advised that information submitted is sufficient for the purposes of partially discharging this condition. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

Condition 12 A (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 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.

Pursuant to condition 12 A, the council's Pollution officer is happy to partially discharged the above condition.

RECOMMENDATION

GRANT DISCHARGE

Informatives:

Before we could recommend the full discharge of Condition 10, the applicant must submit a Verification Report that outlines that all the required remedial works have been carried out.

Applicant is also reminded that Condition 12 B & C remains outstanding. This consent only partially complies with the terms of the condition 12 under Ref: HGY/2023/0926 and details of the following matters condition 12 (B) & (C) remain to be submitted to and approved by the Local Planning Authority

Informatives:

Before we could recommend the full discharge of Condition 10, the applicant must submit a Verification Report that outlines that all the required remedial works have been carried out.

Applicant is also reminded that Condition 12 B & C remains outstanding. This consent only partially complies with the terms of the condition 12 under Ref: HGY/2023/0926 and details of the following matters condition 12 (B) & (C) remain to be submitted to and approved by the Local Planning Authority