



Officer Report

Application Number:	HGY/2026/1298
Application Type:	Approval of details reserved by a condition
Address:	37-39 West Road, London, N17 0RE
Proposal:	Approval of details reserved by a condition 7a (Demolition & Logistics Management Plan) attached to planning permission reference HGY/2025/0617
Case Officer:	Sarah Madondo
Valid Date:	08/05/2026
Applicant:	HE5 UK Enterprises 25 GP Limited
Agent:	Chris Malone

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Approval of details reserved by a condition 7a (Demolition Management Plan - including a Demolition Logistics Plan) attached to planning reference HGY/2025/0617

Approved application

HGY/2024/0617: Demolition of all buildings and structures and the construction of a building for flexible Class B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscaping

Consultation Responses

LBH Transportation - no objection, subject to informative

2. ANALYSIS/ASSESSMENT

Condition 7a reads:

Part A: Prior to the commencement of demolition a Demolition Management Plan (including a Demolition Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) The routing of excavation and demolition and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;*
- b) The estimated peak number and type of vehicles per day and week;*

c)Estimates for the number and type of parking suspensions that will be required; and
d)Details of measures to protect pedestrians and other highway users from demolition and construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers; to give the Council an overview of the expected logistics activity during the construction programme; and to protect of the amenity of neighbour properties and to main traffic safety, in accordance 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 7a the applicant has submitted Covering Logistics-TMP West Road Tottenham rev 01, Access and egress, Demolition Phase - Health & Safety Plan rev 03 which has been reviewed by the Transportation Officer who has advised the information submitted is sufficient for the purposes of discharging this condition. However, the applicant needs to communicate with Highways officer to discuss hoarding licences and highway dilapidation survey which the applicant has confirmed in writing that these discussions are ongoing with the relevant officers. Therefore, it is considered that the details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE - Partial discharge of condition 7a

Informatives:

The applicant is advised to contact the LBH Highways team with regards to the potential temporary relocation of existing lamp column and temporary widening of the access, hoarding licences and the highway dilapidation survey prior to start of demolition works.