



Officer Report

Application Number:	HGY/2026/1366
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 26 (PM10 dust monitors) attached to planning permission reference HGY/2025/0617
Case Officer:	Sarah Madondo
Valid Date:	14/05/2026
Applicant:	HE5 UK Enterprises 25 GP Limited
Agent:	Chris Malone

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

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 Pollution - no objection

2. ANALYSIS/ASSESSMENT

Condition 26 reads

No works shall be carried out on the site until the specific locations of PM10 dust monitors and how these results will be made available to the Pollution for ongoing assessment has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details thereafter.

Reason: In order to protect the amenity of local residents and in the interests of reducing greenhouse gas emissions, to comply with Policy SI2 of the London Plan 2021 and GLA SPG Dust and Emissions Control (2014).

Pursuant to condition 26 the applicant has submitted covering letter detailing the location plan for the PM10 dust monitors, which has been reviewed by the Pollution Officer who has advised the information submitted is sufficient for the purposes of discharging this condition. Therefore, it is considered that the details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE