



Officer Report

Application Number:	HGY/2026/1297
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 6 (Demolition Environment 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

HGY/2025/0617: 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. Approve with Conditions

Consultation Response

LBH Transportation - no objection
LBH Pollution - no objection

2. ANALYSIS/ASSESSMENT

Condition 6 reads:

Demolition works shall not commence within the development until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority

b. Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts a and b above:

The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

i. A demolition and construction method statement which identifies the stages and details how works will be undertaken;

- ii. Details of working hours, which unless otherwise agreed with the Local
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

d. The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate. The development shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration shall be submitted to the Local Planning Authority, for its written approval, prior to any construction works being carried out.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality, in accordance with Policies T4, T7, SI1 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 6, applicant has submitted a Demolition Environmental Management Plan, Air Quality & Dust Management, Risk Assessment, Mobile machinery, Project demolition phase - Health & Safety Plan, Logistic TMP and Utility Survey plan which has been reviewed by Transportation Officer and Pollution Officer who have advised that sufficient information has been submitted for the purposes of discharging this condition. Therefore the details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE