

Officer Report

Application Number: HGY/2026/0889
Application Type: Approval of details reserved by a condition
Address: Langford, Maryland Road, Wood Green, London, N22 5AR
Proposal: Approval of details pursuant to condition 6 (Construction Logistics Management Plan), condition 9 (Air Quality and Dust Management Plan) and condition 10 (Considerate Construction Scheme) attached to planning permission ref: HGY/2025/1829.
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 27/03/2026
Applicant: Bilal Ustun
Agent: Mr Halil Seker

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2025/1829 – Variation to condition 2 of planning application HGY/2024/0111 (to increase the number of residential units from 6 flats to 8 flats)

ANALYSIS/ASSESSMENT

Condition 6 (Construction Logistics and Management Plan) reads:

No development shall take place, including any works of demolition, until a Construction Logistics Management Plan, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors*
- b) loading and unloading of plant and materials*
- c) storage of plant and materials*
- d) programme of works (including measures for traffic management)*
- e) provision of boundary hoarding behind any visibility zones*
- f) wheel washing facilities:*

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. This will need to include information such as the programme, and confirmation that construction vehicle arrivals and departures will avoid the AM/PM peak periods and be concentrated between 0930 and 1500 (to also avoid school start and finish times) as far as is practicable. It should also include

details of any proposals for temporary highways arrangements and identify which bays are sought for materials handling and visiting construction vehicles.

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 6. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 9 (Air Quality and Dust Management Plan) reads:

No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved in writing by the LPA. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. The works shall be carried out in accordance with the approved details thereafter.

Reasons: To Comply with Policy 7.14 of the London Plan and GLA SPG Dust and Emissions Control (2014).

Applicant has submitted compressive details in respect of this condition. Pollution Officer has reviewed the submitted documents and is satisfied with proposed measures.

Condition 10 (Considerate Constructors Scheme) reads:

Prior to the commencement of any works the site or Contractor Company must register with the Considerate Constructors Scheme. Proof of registration must be submitted to and approved in writing by the Local Planning Authority. Registration shall be maintained throughout construction.

Reason: To Comply with Policy 7.14 of the London Plan.

Pursuant to condition 10 the applicant submitted an email document which indicates that the site has been registered with the Considerate Construction Scheme. The document has been reviewed by the Pollution officer who have advised that information submitted is sufficient for the purposes of discharging these conditions. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

APPROVE DETAILS