

Officer Report

Application Number:	HGY/2026/1778
Application Type:	Approval of details reserved by a condition
Address:	196 Page Green Terrace, Tottenham, London, N15 4NP
Proposal:	Details pursuant to conditions 4 (Method of construction statement) and 5 (details of chartered engineer) of planning permission HGY/2026/0549 for excavation of front and rear lightwells and installation of stairs in front garden to basement level, basement extension, single storey rear extension, first and second floor rear extension, installation of waste and bike storage in front garden, reconfiguration and enlargement of existing 3 flats.
Case Officer:	Roland Sheldon
Valid Date:	23/06/2026
Applicant:	6
Agent:	Mr Friedman Mr Joel Stern

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for Excavation of front and rear lightwells and installation of stairs in front garden to basement level, basement extension, single storey rear extension, first and second floor rear extension, installation of waste and bike storage in front garden, reconfiguration and enlargement of existing 3 flats., under planning reference HGY/2026/0549.

2. ANALYSIS/ASSESSMENT

Condition 4 reads as follows:

No development shall take place, including any works of demolition, until a Method of Construction Statement, 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.

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 approval of details for the condition, the applicant has submitted Construction Method Statement which has been updated to address some issues raised by Transportation Officers. The updated version has been reviewed and deemed to be acceptable by the Transportation Officer.

The details can therefore be recommended for approval pursuant to the condition.

Condition 5 reads as follows:

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

Pursuant to the approval of the condition, the applicant has submitted a letter confirming that JMG Group (JMS Consulting Engineers Ltd) have been appointed to act as the structural engineer for the construction works, with details of the specific engineer appointed, who is suitably chartered.

On the basis of the above, the requirements of the condition have been satisfied.

4. RECOMMENDATION – Approve details pursuant to the conditions