



Officer Report

Application Number:	HGY/2026/1205
Application Type:	Approval of details reserved by a condition
Address:	10 Ellington Road, Hornsey, London, N10 3DG
Proposal:	Approval of details reserved by condition 11 (Sustainable Drainage) attached to ref: HGY/2026/1205
Case Officer:	Josh Parker
Valid Date:	21/05/2026
Applicant:	Andy Szymanski
Agent:	Mr Andrew Shorten

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/1406 – Demolition of the existing buildings and erection of 5 replacement dwellings, arranged as two terraced houses and three flats (AMENDED PLANS)

2. CONSULTATION RESPONSE

LBH Drainage – No comment

3. ANALYSIS/ASSESSMENT

Condition 11 (SUDs) reads:

No development shall take place until in line with the Sustainable Drainage Assessment submitted, full details of the SuDS features including associated management and maintenance, have been submitted to and approved in writing by the Local Planning Authority. The approved SuDS features shall thereafter be implemented in full prior to the use of occupation of any of the dwellings hereby approved and maintained thereafter for the lifetime of the development.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development and comply with Policy SI13 of the London Plan 2021, Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

Assessment

The submitted drainage package adequately addresses the surface water drainage/SuDS condition. It includes a SuDS assessment, drainage drawings, hydraulic modelling, attenuation calculations and a maintenance strategy, demonstrating how surface water will be managed on the site.

The reports confirm that infiltration is not feasible due to the underlying London Clay, and identify discharge to the public surface water sewer as the most appropriate option in accordance with the drainage hierarchy.

The proposed scheme incorporates rainwater harvesting, permeable paving, attenuation tanks and a Hydrobrake flow control device. It provides sufficient storage for the 1 in 100 year storm event plus 40% climate change, with discharge restricted to 1 l/s.

Hydraulic modelling demonstrates that the system does not flood during the design event, with no flooded volume and approximately 110mm of freeboard available. A maintenance schedule is also included to ensure the long-term operation of the drainage system.

Overall, the submission is sufficient to discharge the condition. The only outstanding matter is confirmation from Thames Water regarding sewer capacity and any required connection approvals, which can be addressed through an informative and with this not being a direct matter for planning control.

As such the details are considered to be acceptable.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 11

Informatives:

INFORMATIVE: THAMES WATER

The applicant is advised that this approval does not constitute permission to connect to the public sewer network. Separate consent may be required from Thames Water. Confirmation of the point of connection and available sewer capacity should be obtained from Thames Water prior to implementation of the drainage scheme.