



Officer Report

Application Number:	HGY/2026/2108
Application Type:	Approval of details reserved by a condition
Address:	52 Elmfield Avenue, Hornsey, London, N8 8QG
Proposal:	Approval of details pursuant to conditions 9 (Method of Construction) attached to planning permission HGY/2024/2464.
Case Officer:	Eunice Huang
Valid Date:	23/07/2026
Applicant:	Mr Anthony Walker
Agent:	Mr Anthony Walker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2024/2464 – Side, rear and roof extensions to the existing building (containing one C3 flat and one C4 small HMO) together with the change of use of the C3 dwelling to a C4 small HMO at 52 Elmfield Avenue, Hornsey, London, N8 8QG. Planning permission was granted on 7 January 2025.

2. CONSULTATION RESPONSE

LBH Transportation Officer reviewed the submitted Method of Construction Statement and advised that the details would be acceptable for approval and discharge of Condition 9 subject to further information being provided. The requested information related to updated programme dates, construction trip generation by phase, management of early and late deliveries, restrictions on deliveries during peak traffic and school travel periods, details of parking bay suspensions, management of spoil and waste, contingency arrangements for just-in-time deliveries, confirmation of minimum footway widths, inward-opening site gates, and measures to safeguard pedestrians, cyclists and other vulnerable road users.

Comment: In response to these comments, the applicant has submitted a revised Method of Construction Statement (Rev02 dated 04.08.26) which seeks to address all matters raised by the Transportation Officer.

3. ANALYSIS/ASSESSMENT

Condition 9 reads:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of: a) programme of works b) parking and management of deliveries to the site c) loading and unloading of plant and materials d) storage of plant and materials e) scaffolding, skips, hoardings and hoists as needed over or on the highway 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.

Reason: To ensure that 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, Policy SP0 of the Haringey Local Plan 2017 and Policy DM1 of the Development Management DPD 2017.

Pursuant to Condition 9, the applicant has submitted a revised Method of Construction Statement (Rev02 dated 04.08.26) for approval.

The submitted Method of Construction Statement provides details of the proposed programme of works, anticipated vehicle movements during each construction phase, contractor parking arrangements, delivery management procedures, loading and unloading operations, storage of plant and materials, and arrangements relating to scaffolding, skips, hoardings and temporary highway occupations. The document also details measures to safeguard pedestrians, cyclists and other vulnerable road users during the construction period.

The submitted information has been reviewed against the requirements of the condition and is considered to satisfactorily address all matters raised by the Transportation Officer and required by Condition 9. The revised document includes updated programme dates, details of construction trip generation, management of deliveries including avoidance of peak traffic and school travel periods, arrangements for parking bay suspensions, procedures for the removal of spoil and waste, contingency measures for just-in-time deliveries, and details of pedestrian safety and highway management measures.

The approved development is relatively small in scale, comprising extensions and alterations to an existing residential building together with a change of use. As such, the level of information submitted is considered proportionate to the scale and anticipated impacts of the development. The submitted details demonstrate that construction activities can be appropriately managed to minimise impacts on the local highway network and surrounding residential area.

The details submitted are therefore considered acceptable and are in line with the intentions of the condition.

4. RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to satisfy the requirements of Condition 9.