

PLANNING CONDITIONS CONSULTATION RESPONSE

Project **6a Grange Road, Highgate**

Date 27 August 2026

Role Structural Engineer

The following is a response to the letters from Alan Baxter and Geotechnical Consulting Group dated 10th August regarding the planning conditions submission HGY/2026/1858.

Reading the responses in simple terms, GCG and Alan Baxter are both advising the Planning Officer to not discharge the conditions but what is Mr Chan's stance given this has been approved by Campbell Reith's audit? We are of the opinion that these are design / construction phase issues which need to be demonstrated rather than planning issues and therefore do not see why conditional discharge cannot be given.

Alan Baxter Letter

Condition 8

The appointment of a suitably qualified chartered engineer is as requested in the condition and is what is common practice. The appointment of a temporary works engineer would not be in place before the letting of a construction contract. The chartered engineer would ensure the appointment of the temporary works engineer.

Condition 9

Paragraph 1

The Campbell Reith comment refers to a review by the Party Wall engineer. The Party Wall aspects are not relevant to planning.

Paragraph 2

The engineersHRW information provided is in addition to the Create planning submission documents which remain current. The sequence of construction proposed by Create is sufficient to define the parameters by which the damage to the surrounding buildings can be determined. The detailed sequence will be determined by the appointed contractor provided to the adjacent owner in the Party Wall submission.

Paragraph 5

The GEA report is for planning approval. The detailed sequence will be determined by the appointed contractor provided to the adjacent owner in the Party Wall submission.

Condition 10

We agree that WALLAP is not a finite element analysis program however our check was intended to assess the validity of the parameters used in Create's assessment. By providing a rigid box through the installation of a secant wall, we wanted to demonstrate that if the secant wall did not move excessively,

the resulting ground movement around the site would not be excessive either.

Condition 11

A suitably qualified chartered engineer has been appointed. See comments in Condition 8.

The monitoring regime is to be agreed with the Party Wall engineer as would be usual.

Condition 12

The information is sufficient to show principles of the site drainage. The relocation of the drainage adjacent to No 8 has been shown relative to the structure on 2630-HRW-ZZ-ZZ-DR-S-0200.

Geotechnical Consulting Group

Condition 8

See comments on Alan Baxter letter above.

Condition 9

Paragraph 6

A full geotechnical investigation has been submitted and approved by the audit and a hydrogeologist has reviewed the effect of the proposals on the groundwater.

Paragraph 3

It should be noted that the case histories in CIRIA 760 are used as the standard approach across the industry in lieu of any other published data and are relatable to the cohesive nature of the Claygate Beds at this site.

Condition 10

See comments on Alan Baxter letter above.

Condition 11

See comments on Alan Baxter letter above.

Condition 12

See comments on Alan Baxter letter above.

Relevant Documents

Haringey Notice of Planning Permission HGY/2024/1676 13th January 2026

Create - BIA Volumes 1 to 3 Revision K June 2025

CampbellReith – BIA Audit Revision P4 October 2025

Alan Baxter – Letter 10th August 2026

GCG – Letter 10th August 2026