



Officer Report

Application Number:

HGY/2026/1874

Application Type:

Approval of details reserved by a condition

Address:

Oak Lawn, Compton Avenue, Hornsey, London, N6 4LB

Proposal:

Approval of details pursuant to Conditions 12 (Basement Construction Details) and 13 (Drainage Scheme) attached to planning permission HGY/2025/3500 for a Minor Material Amendment (Section 73 application) to vary Condition 2 (Approved Plans) of planning permission HGY/2023/3351 for the demolition of the existing dwelling and erection of a replacement dwellinghouse. The approved minor material amendments comprise design revisions to a Neo-Georgian architectural approach, the introduction of a terrace above the porch entrance, stone surrounds and brick quoins, alterations to the fenestration including larger pane casement windows, and amendments to the rear elevation including new sliding doors and the removal of the ground floor bay windows.

Case Officer:

Ben Coffie

Valid Date:

03/07/2026

Applicant:

Mr and Mrs Vladimir and Irina Skiguine

Agent:

Mr Christopher Tredway

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2025/3500: Minor Material Amendment (Section 73 application) to vary Condition 2 (approved plans) of planning permission HGY/2023/3351, for the demolition and replacement of the existing house at Oak Lawn, Compton Avenue. The amendment sought design revisions to a Neo-Georgian style, including the introduction of a terrace above the porch entrance, stone surrounds and brick quoins, rearrangement of fenestration with larger-pane casement windows, and amendments to the rear elevation including new sliding doors and the loss of the ground floor bay windows. Approved with Conditions.

2. ANALYSIS/ASSESSMENT

Condition 12 reads:

Notwithstanding the information submitted with the application no development shall take place until the result of site-specific geotechnical investigations and a final method statement for the construction of the basement, including a plan for structural monitoring of the adjoining property, has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

Officer Comment: Pursuant to Condition 12, the applicant has submitted a Construction Method Statement prepared by Michael Alexander Consulting Engineers, together with reference to the site-specific ground investigation and Basement Impact Assessment undertaken by Ground and Water (Ref. GWPR5745/BIA & SIR/January 2024). The submitted information details the proposed basement construction methodology, including the use of contiguous piled retaining walls, reinforced concrete structural elements and construction sequencing. The submission also includes a structural monitoring strategy for adjoining properties, incorporating pre-construction condition surveys, movement monitoring, trigger levels and remedial procedures. Furthermore, the submitted assessment confirms that predicted movements during construction would result in a Burland Damage Category of 0 (Negligible) to 1 (Very Slight), thereby satisfying the requirement that the development would not exceed Burland Scale 1. On this basis, the Local Planning Authority is satisfied that the requirements of Condition 12 have been met and the condition can be discharged.

Condition 13 reads:

No construction shall take place (other than site set up works) until a detailed surface water drainage scheme for the site, which is based on sustainable drainage principles and has been submitted to and approved in writing by the Local Planning Authority. The strategy should demonstrate there will be no increase in run-off from the proposed development, calculations are required for the pre-development Greenfield run-off rates, potential increase of impermeable area and attenuation volumes required to reduce run-off from the developed site to Greenfield rates. Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

Officer Comment: Pursuant to the above condition, the applicant has submitted a Sustainable Drainage Assessment (Ref: 91118R1), detailed drainage calculations and a proposed surface water drainage layout. The submitted information demonstrates that the site benefits from a substantial rear garden and generous areas of open land to the front, providing sufficient space to accommodate a comprehensive surface water drainage strategy.

The submitted strategy incorporates Sustainable Drainage Systems (SuDS) measures including rainwater harvesting, attenuation storage and controlled discharge to the public surface water sewer. The report assesses the drainage hierarchy and demonstrates that infiltration is not feasible due to the site's ground conditions and groundwater levels. Accordingly, a controlled discharge strategy has been proposed. The supporting calculations provide Greenfield runoff rates, assess the increase in impermeable area arising from the development and identify the attenuation volume required to restrict discharge rates. The scheme proposes attenuation storage together with a Hydro-Brake flow control device restricting discharge to 3 litres per second, thereby ensuring there is no material increase in surface water runoff from the developed site. A detailed drainage layout and long-term maintenance arrangements have also been provided.

The LPA is satisfied that a detailed surface water drainage scheme based on sustainable drainage principles has been submitted and that the information provided demonstrates an acceptable means of managing surface water runoff from the site.

3. RECOMMENDATION

GRANT DISCHARGE of Conditions 12 & 13 attached to planning permission
HGY/2025/3500