

Officer Report

Application Number:	HGY/2026/2194
Application Type:	Approval of details reserved by a condition
Address:	1 Ferrestone Road, Hornsey, London, N8 7BX
Proposal:	Details pursuant to condition 11 (Construction Management Plan) of planning permission HGY/2024/1601 for demolition of an existing single storey domestic garage and the erection of a two-storey, one-bedroom with study room dwellinghouse
Case Officer:	Roland Sheldon
Valid Date:	03/08/2026
Applicant:	Jonas Grau
Agent:	Mr David Appleton

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for Demolition of an existing single storey domestic garage and the erection of a two-storey, one-bedroom with study room dwellinghouse (revised description) under planning reference HGY/2024/1601.

2. ANALYSIS/ASSESSMENT

Condition **11** reads as follows:

No development shall take place, including any works of demolition, until a a construction management plan, to include details of:

- a) A programme of works (including measures for traffic management); b) Vehicle routing;*
- 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 materials*
- 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, following amendments, the applicant has submitted the following information:

- Location Plan
- Construction_Management_Plan_Ferrestone_Road_Rev02_with_Swept_Path
- Ferrestone_Road_Appendix_E_Swept_Path_Rev 02

The details have been reviewed by the Transportation Officer, and following the submission of updated information to address concerns they raised, the Transportation Officer ultimately considered that the submitted information satisfied the requirements of the condition.

Accordingly, the details fulfil the requirements of the condition.

3. RECOMMENDATION – Approve details pursuant to the condition