

Officer Report

Application Number: HGY/2026/2267
Application Type: Approval of details reserved by a condition
Address: 271 Alexandra Park Road, Wood Green, London, N22 7BJ
Proposal: Details pursuant to condition 4 (details of chartered engineer) and 5 (method of construction statement) of planning permission HGY/2025/0714 for Erection of a single storey ground floor rear side infill extension, increased depth and footprint of existing basement area to create habitable space, creation of front and rear lightwells with associated external alterations.
Case Officer: Roland Sheldon
Valid Date: 12/08/2026
Applicant: Mr Andrew Marshall
Agent: Mr Andrew Marshall

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for Erection of a single storey ground floor rear side infill extension, increased depth and footprint of existing basement area to create habitable space, creation of front and rear lightwells with associated external alterations, under planning reference HGY/2025/0714.

2. ANALYSIS/ASSESSMENT

Condition 4 reads as follows:

The below ground works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body and to oversee that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1 in relation to neighbouring buildings/structures within the zone of influence.

Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the basement development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

Pursuant approval of details for the condition, the applicant has submitted the following information:

- Letter from Harrison Shortt Structural Engineers Ltd

The letter confirms that the designated structural engineer is a chartered structural engineer member and provides their membership number.

The condition can be discharged accordingly.

Condition 5 reads as follows:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors*
- 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*
- 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.

Following the submission of additional/revised information to address the comments of the transportation officer that reviewed the scheme ,the following was submitted pursuant to approval of details for the condition:

- 24992/110: Site location plan
- DUST MITIGATION & AIR QUALITY MANAGEMENT PLAN 13.9.26
- Green and Reverse Logistics Measures 13.09.26
- Indicative Construction Vehicle Movements
- Parking Restrictions at 271APR
- Site Construction Management Plan: 16.09.26

The details have been reviewed by a Principal Transportation Officer, who is satisfied with the submitted information to recommend approval of the details pursuant to the condition.

3. RECOMMENDATION – Approve details pursuant to the conditions.

