



Officer Report

Application Number: HGY/2026/2097
Application Type: Approval of details reserved by a condition
Address: 139 Cranley Gardens, Hornsey, London, N10 3AG
Proposal: Approval of details pursuant to Conditions 5 (Construction Management Plan), 6 (Details of Permeable Soil Area), 8 (Details of Extraction Equipment), 11 (Surface Water Drainage Scheme), 12 (Drainage Management and Maintenance Plan) and 13 (Thames Water Agreements) of planning permission HGY/2025/0358 for a proposed basement/under garden extension to the existing semi detached property to implement a new gym, swimming pool, plant room and bathroom.
Case Officer: Roland Sheldon
Valid Date: 22/07/2026
Applicant: Mr Lee Doherty
Agent: Alan Crawford

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT AND RELEVANT PLANNING HISTORY

Planning permission was granted under reference HGY/2025/0358 for a proposed basement/under-garden extension to the existing semi-detached property, to implement a new gym, swimming pool, plant room and bathroom.

Following discussions with the agent, details pursuant to Condition 4 (Chartered Structural Engineer Appointment) and Condition 7 (Acoustic Report for Air Source Heat Pumps) were removed from this application. The revised submission therefore seeks approval of details pursuant to:

Conditions 5 (Construction Management Plan), 6 (Permeable Soil Area), 8 (Extraction Equipment), 11 (Surface Water Drainage Scheme), 12 (Drainage Management and Maintenance Plan) and 13 (Thames Water Agreements) of planning permission HGY/2025/0358.

2. ANALYSIS / ASSESSMENT

Condition 5 – Construction Management Plan

Condition 5 requires submission and approval of a Construction Management Plan (CMP) prior to commencement, detailing programme of works, construction traffic movements, material and plant storage, suspended parking arrangements, and conveyor/gantry arrangements.

Submitted information:

- *Construction Logistics & Management Plan*, The Crawford Partnership, dated 13/08/2026.

Following requested amendments, an updated CMP was reviewed by the Principal Transportation Officer, who confirmed that the submission satisfactorily meets the requirements of Condition 5. The details are acceptable.

Condition 6 – Permeable Soil Area

Condition 6 requires details of the permeable soil layer above the basement where it extends beyond the rear of the building/patio area, including soil qualities and confirmation that the approved depth/volume will be retained for the lifetime of the development.

Submitted information:

- *Warm Roof Plan Rev 2 Section*, Crawford Partnership.

The plan shows a 300mm engineered topsoil layer above a drainage layer and waterproofing, supporting an amenity grass lawn. The depth is sufficient to ensure long-term maintenance and does not increase flood risk. The details are acceptable.

Condition 8 – Extraction Equipment

Condition 8 restricts installation of any external extraction equipment, flues, ducting or plant associated with the basement/swimming pool, other than the approved Air Source Heat Pump units.

Submitted information:

- *139 Cranley Gardens – Discharge of Conditions Report*.

The statement confirms that no additional external plant or extraction equipment will be installed. The details comply with Condition 8 and are acceptable.

Condition 11 – Surface Water Drainage Scheme

Condition 11 requires a detailed Surface Water Drainage Scheme, including mitigation of minor flooding identified in drainage calculations and confirmation of overland flow routes.

Submitted information:

- *21066 SYM XX XX SK C 0002 P4 – Below Ground Drainage SuDS Strategy*
- *21066 SYM XX XX SK C 0200 P1 – Exceedance Flow Path*
- *Hydraulic Calculations (I DRN)*, dated 20/08/2026

The Council's Flood & Water Management Lead reviewed the updated submission and confirmed that the details satisfactorily address the requirements of Condition 11. The details are acceptable.

Condition 12 – Drainage Management and Maintenance Plan

Condition 12 requires a Management and Maintenance Plan for the drainage system, including adoption/management arrangements ensuring operation throughout the lifetime of the development.

Submitted information:

- *Symmetrys Planning Conditions Technical Note 21066-SYM-XX-XX-RP-C-0003*

The Flood & Water Management Lead confirmed that the submitted plan meets the requirements of Condition 12. The details are acceptable.

Condition 13 – Thames Water Agreements

Condition 13 requires evidence that necessary agreements with Thames Water have been secured for installation of a new sewer pipe and temporary discharge arrangements during construction. Submitted information:

- *Email correspondence between applicant and Thames Water, dated 14/05/2026*

Thames Water Development Planning confirmed that the information is satisfactory and meets the requirements of Condition 13. The Council's Flood & Water Management Lead also confirmed acceptability. The details are acceptable.

3. RECOMMENDATION

Approve details pursuant to Conditions 5, 6, 8, 11, 12 and 13 of planning permission HGY/2025/0358.