



Officer Report

Application Number:	HGY/2026/1828
Application Type:	Approval of details reserved by a condition
Address:	Land at Rear of 88 and 90, Westbury Avenue, London, N22 6RT
Proposal:	Approval of details reserved by a conditions 3 (Detailed design and materials), condition 4 (Enclosure around the site boundary, condition 5 (Secure cycle parking facilities), condition 6 (Refuse & waste storage), condition 7 a (Basement Impact Assessment), condition 7 b (Appointment of Chartered Engineer), condition 8 (Method of Construction Statement), condition 11 (Sustainable Design Statement) and condition 12 (Details of surface water drainage) attached to planning application Ref: HGY/2023/1355
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	29/06/2026
Applicant:	Mr Hunt
Agent:	Mr. Shloime Godlewsky

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/1355 – Demolition of single storey lockup garage (B8 use) and erection of single storey (plus basement) detached 2-bedroom dwelling.

ANALYSIS/ASSESSMENT

Condition 3 (External Materials) reads:

Prior to the commencement of buildings works above grade, detailed drawings, including sections, to a scale of 1:20 to confirm the detailed design and materials of the:

- a) Detailed elevational treatment;*
- b) Detailing of roof details and green roof;*
- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;*
- d) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;*
- e) Facing Brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided on site;*
- f) Any other external materials to be used,*

Shall be submitted to and approved in writing by the Local Planning Authority, together with a full schedule of the exact product references for all materials. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

Pursuant to condition 3 the applicant has provided material details for the proposed works.

- Textured Soft Red Handmade Brick – Reclamation soft red facing brick,
- Sand Tex Microseal weatherproof – cement render painted finish,
- Ladder Access Roof Hatch – Sky flat glass access roof hatch,
- Roof lights – Eos Rooflights,
- Green Roof Detail at Verge – BauderEXTENSIVE SEDUMsubstrate,
- Knaresborough Aluminum Single Door – finish Black,
- Double door – uPVC 70MM Frame Depth with Flushed Casement Sash – Black,
- Windows (28mm double glazing – uPVC 70MM Frame Depth with Flushed Casement Sash – Black,
- Maicy Privacy Gate 0- Aluminum Pedestrian Gate – Jet Black

Following discussion with the council's design officer – the above external materials details are considered appropriate and would enhance the character and appearance of the proposed building and the area. The above condition can be discharged.

Condition 4 (Enclosure around site) reads:

No development shall take place until details of all enclosures around the site boundary (fencing, walling, openings etc) at a scale of 1:20, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the neighbours residential amenity and the character and appearance of the locality.

Pursuant to condition 4 the applicant has provided material details for the proposed front fence made of reclamation soft red facing brick to match facing bricks. This is considered acceptable given that the application is sandwiched build the use of matching brick would be appropriate. The above condition can be discharged.

Condition 5 (Secure cycle parking facilities) reads:

Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

Pursuant to condition 5. The Council's Transport officer has reviewed the document and is satisfied with proposed measures. Furthermore, the council's highways section has raised no further

concerns. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 6 (Waste and Recycling facilities) reads:

No development shall take place until a detailed scheme for the provision of refuse and waste storage, and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to the first occupation of the development and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021

Pursuant to condition 6 the applicant has submitted proposed ground floor plan showing the location and position of a refuse storage area located within front garden for easy collection access. The number of bins is considered appropriate for the development. The design and its position are considered acceptable and would not have any significant adverse impact on the amenities of the locality.

Condition 7 a (Basement Impact Assessment) reads:

Prior to commencement of any works on site including works of demolition, earthworks and construction, a full Basement Impact Assessment (BIA) in accordance with Policy of the DM18 of the Council's adopted DPD shall be submitted to and approved in writing by the Local planning Authority. The information required would normally need to cover the following: surface flooding, ground water flow, land stability, environmental effects and residential amenity. The development shall be carried out in accordance with the details in the approved BIA.

Condition 7 b (Appointment of Chartered Civil Engineer/Structural Engineer) reads:

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement-chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition.

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.

Pursuant to condition 7 (a), applicant has submitted on this occasion a comprehensive Basement Impact Assessment report in respect of this condition. In accordance with policy DM18 the applicant has provided a BIA incorporating site investigation report and method statement. The statements concluded that design and construction of the basement accommodation is in line with industry norms and there are no technical reasons why the basement should not be constructed as planned. The basement impact assessment is considered acceptable in this instance.

Pursuant to condition 7 (b), an evidence details have been submitted in respect of condition 7. Officer has reviewed the submitted document and is satisfied with proposed appointment and measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 8 (Method of Construction Statement) reads:

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.

Pursuant to condition 8, details have been submitted in respect of this condition. Council's Transport officer has reviewed the document and are satisfied with proposed measures. Furthermore, the council's TransportChange officer has raised no further concerns. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 11 (Sustainable Design Statement) reads:

A Sustainable Design Statement shall be submitted to and approved in writing by the Local Planning Authority to the first occupation of the development. The statement shall detail how the dwelling hereby permitted achieve best practice sustainability standards with regards to water, materials, energy and adaptation to climate change. The statement must demonstrate how the dwelling will achieve a reduction in Regulated CO2 emissions when compared with a building compliant with Part L of the Building Regulations 2013 and not exceed water use targets of 110L/person/day.

Reason: To ensure a sustainable standard of design interest of addressing climate change and to secure sustainable development in accordance with policy DM21 of adopted DPD (2017).

Pursuant to condition 11, details have been submitted in respect of condition 11. Council's Climate Change officer has reviewed the document and are satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 12 (Surface Water Drainage) reads:

No development shall take place until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved by the Local Planning Authority. The drainage shall be provided in accordance with the approved details before first occupation of the related dwelling.

Reason: To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter in compliance with Policy SI13 of the London Plan 2021, Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

Pursuant to condition 12, details have been submitted in respect of condition 12. Council's Flood & Water Management officer has reviewed the document and has raised not concerns or objection. Furthermore, the officer in this instance, has advised that the application relates to a single dwelling and seeks the discharge of Condition 11 (Sustainable Design Statement) and Condition 12 (Details of Surface Water Drainage). As this is a minor application and does not meet the

criteria for LLFA involvement outlined above, we are unable to provide comments on the submitted details.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS

Informatives:

You are advised that given there is a basement excavation immediately adjacent to the back of footway, an 'Approval in Principal' (AiP) will be required to ensure that the structural integrity of the highway, adjacent to the excavation, is not compromised. This AiP will be required before start of any works.

A highway dilapidation survey will be required prior to start of any works. The scope of dilapidation survey (recording existing conditions) should be agreed with Haringey Highway Officer.