

Officer Report

Application Number:

HGY/2026/0440

Application Type:

Approval of details reserved by a condition

Address:

86 North Road, Hornsey, London, N6 4AA

Proposal:

Approval of details pursuant to condition 4 (Details of chartered engineer) of planning permission HGY/2025/2572 dated 21/11/2025, for the demolition of existing single storey rear extension, the erection of a replacement rear single storey conservatory extension, enlargement of the existing cellar/basement, replacement of two existing dormers on the rear roof slope with a single new larger dormer extension, installation of new external air-conditioning unit on roof of new conservatory, replacement of all existing windows with new double glazed timber sash windows, replacement of one existing main rear rooflight and installation of a new rooflight on outrigger roof.

Case Officer:

Neil McClellan

Valid Date:

18/02/202

6

Applicant:

Mr & Mrs Jacobs

Agent:

Mr Andrew Bolton

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Demolition of existing single storey rear extension, the erection of a replacement rear single storey conservatory extension, enlargement of the existing cellar/basement, replacement of two existing dormers on the rear roof slope with a single new larger dormer extension, installation of new external air-conditioning unit on roof of new conservatory, replacement of all existing windows with new double glazed timber sash windows, replacement of one existing main rear rooflight and installation of a new rooflight on outrigger roof.

ANALYSIS/ASSESSMENT

Condition 4 reads:

The development 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. 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 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 to condition 4 the applicant has submitted a letter from Cambell Brown Engineers (CBE) Ltd confirming their appointment to oversee the excavation and construction of the approved basement. Their appointment is based on the Association of Consulting Engineers Appointment (ACE) Terms of appointment– Consumer Agreement 2019. Their scope of works includes the design of all permanent structural elements to comply with the Building Regulations Part A. CBE have provided an outline sequence of works which details the assumptions used in the design of the permanent works. CBE will also provide a specification for all structural materials. They will regularly attend site during the works to undertake inspections and validate their design.

The submitted details are considered to meet the requirements of this condition.

Condition 5 reads:

The basement development hereby approved shall be constructed in accordance with the construction methodology and sequencing set out in the submitted Desk Study, Ground Investigation & Basement Impact Assessment Report (BIA) by Geotechnical and Environmental Associates (GEA) Ltd and the Structural Engineers Report by Campbell Brown Engineers Ltd . This shall include implementation of the monitoring strategy outlined in these documents, including installation of movement monitoring targets, regular readings, and trigger thresholds.

The works shall be carried out in a manner that ensures structural impact to neighbouring buildings and structures remains within Burland Scale Category 1 ('very slight') with the works also overseen for the full duration of the basement works by a suitably qualified structural engineer. All construction activity shall cease immediately if movement exceeds Burland Scale Category 1, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the basement is constructed safely and without undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD.

Pursuant to condition 5 it has been confirmed that Cambell Brown Engineers who undertook the detailed design of the structural works and will be retained for the duration of the building contract. This was not a pre-commencement condition. It can only be fully discharged once the works have been completed in accordance with the requirements of the condition. An informative setting this out will be included in the decision notice.

Condition 6

Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project 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 6 the applicant submitted a Construction Management Plan. LBH's Transportation Officer has asked for clarification regarding the following points:

1. The applicant states that construction deliveries will be managed to avoid peak hours. For clarity purposes, this should be specified as 08:00-09:00 and 17:00-18:00.
2. The applicant states that waste and surplus materials will be handled as per Haringey Council waste regulations. This should be outlined in specific relation to the site.
3. The applicant notes that the skip with spoil will be regularly collected. Some indication as to envisaged frequency should be noted.
4. The applicant needs to outline a commitment to ensuring that construction waste, when removed from the site, is securely fastened to prevent any debris entering on to the footway or highway.
5. Some indication should be given as to the frequency of washing down footways/highways after construction vehicles have visited the site.
6. Neighbourly Matters and Liaison states that neighbours will be regularly updated as to works and any potential disruptions. Some indication of the frequency of such updates should be given.

These clarifications have not been provided, and the LPA is unable to discharge this condition at this time. An informative setting this out will be included in the decision notice.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 4 ONLY.

Informatives:

INFORMATIVE: Condition 5 (Construction Monitoring Strategy).

This was not a pre-commencement condition. It can only be fully discharged once the works have been completed in accordance with the requirements of the condition.

INFORMATIVE: Condition 6 (Construction Management Plan).

This condition cannot be discharged until the clarification with regard to the following points have been received:

1. The applicant states that construction deliveries will be managed to avoid peak hours. For clarity purposes, this should be specified as 08:00-09:00 and 17:00-18:00.
2. The applicant states that waste and surplus materials will be handled as per Haringey Council waste regulations. This should be outlined in specific relation to the site.
3. The applicant notes that the skip with spoil will be regularly collected. Some indication as to envisaged frequency should be noted.
4. The applicant needs to outline a commitment to ensuring that construction waste, when removed from the site, is securely fastened to prevent any debris entering on to the

footway or highway.

5. Some indication should be given as to the frequency of washing down footways/highways after construction vehicles have visited the site.

6. Neighbourly Matters and Liaison states that neighbours will be regularly updated as to works and any potential disruptions. Some indication of the frequency of such updates should be given.