

Application Number:	HGY/2023/2066
Application Type:	Approval of details reserved by a condition
Address:	110 Colney Hatch Lane, Hornsey, London, N10 1EA
Proposal:	Approval of details pursuant to conditions 3 (materials) and 13 (construction management plan) attached to planning permission HGYP/2022/4184
Case Officer:	Eunice Huang
Valid Date:	31/07/2023
Applicant:	3
Agent:	Mr Ben Richards

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/4184 – Conversion to 9no. self-contained flats, lower ground floor extensions for basement and lightwells, roof dormers alterations, single storey rear extension, replacement of front extensions, new and replacement of fenestrations, new rooflights, alterations to cladding and rear terraces, landscaping works, and provision of cycle store. – Approved with conditions 12/06/2023.

HGY/2023/2297 – Variation of condition 2 (approved plans) attached to planning permission HGYP/2022/4184 to amend drawings, including extension of front light well and rear amenity areas, change of internal layout including addition of a lift, and relocation of side elevation windows. – Approved with conditions 17/11/2023.

2. CONSULTATION RESPONSE

LBH Transport: Some concerns were raised about the details in the CMP. However, a revised CMP has been submitted which is found to be generally satisfactory. With regards to the routing of delivery and construction vehicles to the site, it welcomed by the Highway Authority that an alternative route has been proposed. Although, this new route would be via Alexandra Park Road, which would most likely be unsuitable for larger vehicles or HGVs. This is because it would require HGVs to straddle both lanes to make the left turning onto Alexandra Park Road from Colney Hatch Lane, this could lead to a possible collision. Therefore, the developer should be advised to only use this route for smaller vehicles and use the A406 for larger vehicles. With regards to the above the condition can now be

discharged. An informative condition will be included in respect to the use of A406 for larger vehicles.

LBH Conservation: Some concerns were raised about the material details submitted. The material details have been amended as per the directions of the Senior Conservation Officer.

3. ANALYSIS/ASSESSMENT

Condition 3 reads:

3. Prior to commencement of the development hereby approved, a schedule of all the proposed external finishes and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a schedule of the exact product references or other satisfactory details for: brickwork, tiling, cladding, stonework, render finishes, railings and brick walls. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Assessment

The applicant has submitted a materials and finishes schedule for all proposed external surfaces. The applicant has revised the schedule as per the comments raised by Council's Senior Conservation Officer. On this basis, the submitted details are considered acceptable for the purposes of discharging Condition 3.

Condition 13 reads:

5. Prior to commencement of the development hereby approved, a Construction Management Plan (CMP) or Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP or CLP shall detail the programme of works and provide details in respect of: the construction traffic movements, material/plant storage areas, details of necessary suspended car parking spaces and details of how impacts on the operation of the bus lane will be avoided. Thereafter, the development shall be implemented in line with the approved details throughout the project period.

Assessment

The applicant has submitted a Construction Management Plan. The revised CMP has been found to be generally satisfactory. An informative condition will be included in respect to the routing of delivery and construction vehicles to the site for larger vehicles, as per the Senior Transport Planning Officer's comments. The CMP would thus be considered acceptable for the purposes of discharging Condition 13.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

- The proposed routing of delivery and construction vehicles via Alexandra Park Road is supported. However, this route would most likely be unsuitable for larger vehicles or HGVs. This is because it would require HGVs to straddle both lanes to make the left turn onto Alexandra Park Road from Colney Hatch Lane, which could lead to a possible collision.

Therefore, the developer is advised to only use this route for smaller vehicles and use the A406 for larger vehicles.

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