



Officer Report

Application Number:	HGY/2023/1638
Application Type:	Approval of details reserved by a condition
Address:	155 Tottenham Lane, Hornsey, London, N8 9BT
Proposal:	Approval of details pursuant to condition 6 (CMS) attached to planning permission HGY/2021/2630
Case Officer:	Nathan Keyte
Valid Date:	20/06/2023
Applicant:	UK Properties One Ltd
Agent:	Mr Jamie Ogilvie

RECOMMENDATION

Approve

ORIGINAL APPLICATION

Ref: HGY/2021/2630 Change of use and conversion of the warehouse/ office part of the buildings into residential use to provide 4 new flats.

CONSULTATION RESPONSE

LBH Transport and Highways consultees have, following additional information and clarifications provided by the Agent in the course of processing the application, confirmed that Condition 6 can be discharged.

ANALYSIS/ASSESSMENT

Condition 6 (Construction Management Statement) reads:

6. Before the development commences, a Construction Management Statement (CMS) shall be submitted to and approved by the local planning authority in writing. The CMS shall provide detail and/or drawings in relation to:

- a) The access arrangements for vehicles.*
- b) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place.*
- c) Parking and Loading arrangement of vehicles and delivery of materials and plant to the site.*
- d) Details of proposed parking bays suspensions and temporary traffic management orders.*
- e) Details of security hoarding required on the public highway.*
- f) The proposed site working hours including start and end dates.*
- g) Details of any other measure designed to reduce the impact of associated traffic (such as the use of construction material consideration centres, measures to control dust and dirt and schemes for recycling/disposal of waste from demolition).*
- h) Any other relevant information.*

The relevant part of the works shall be carried out in full accordance with the CMS details thus approved.

Reason: 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 the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Officers have reviewed the information provided with the submission of the application, and provided throughout the course of the processing of the application. The details provided and subsequent clarifications (in particular those provided by the Agent in emails dated 16.10.2023, 16.11.2023 and 27.11.2023) are considered acceptable for condition 6 to be discharged.

RECOMMENDATION

GRANT DISCHARGE CONDITION