

Officer Report

Application Number: HGY/2023/2788
Application Type: Approval of details reserved by a condition
Address: 41 Church Lane, Hornsey, London, N8 7BT
Proposal: Approval of details pursuant to condition 3 (Construction Management Plan) and condition 5 (materials) attached to planning permission ref. HGY/2021/1972 for the construction of a single storey roof extension to create 2 x 1 bed flats granted on 1st September 2021.
Case Officer: Nathan Keyte
Valid Date: 16/10/2023
Applicant: 3
Agent: Vera Road Limited

RECOMMENDATION

Approve

ORIGINAL APPLICATION

Ref: HGY/2021/1972 - Application for prior approval of a proposed construction of a single storey roof extension to create 2 x 1 bed flats. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A

CONSULTATION RESPONSE

LBH Transport and Highways – No comment.

ANALYSIS/ASSESSMENT

Condition 3 (Construction Management Statement) reads:

3. No development shall take place, including any works of demolition, until a report for the management of the construction of the development, to include details of:

- a) hours of operation*
- b) how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated 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.

Assessment:

Officers have reviewed the submitted Construction Method Statement (CMS) and note the following:

Hours of operation – provided under Section 4(d) of the CMS:

Working hours are governed by the Council; Mon-Fri 8.00 – 18.00 and Sat 8.00 – 13.00. Any work outside these times will be avoided including working on Saturdays. Work on Saturday will only be carried out if essential.

Hours for construction vehicles are outlined in Section 10 of the CMS:

Weekdays: 8.00 – 15.00

Saturday: No Activity

Sunday & Bank Holidays: No Activity

Vehicle activity will only take place outside of peak periods with local school traffic taken into account. In order to minimise disruption to the local road network and residents; all deliveries are asked to schedule between 10am and 3pm.

Adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers.

The following points are noted within the CMS:

- Before construction, local residents and neighbours affected by the works will receive letters notifying of the works, proposed start date, and contact details for project management (Section 4f).
- Access to the site for residents will be maintained throughout (Section 9)
- Banksman will be used to manage traffic and monitor the process for vehicles arriving or leaving the site. Deliveries will be arranged so there is never more than one delivery at any time. (Section 11a).
- The following measures are noted within Section 13g of the CMS relating to noise, dust and vibration:
 - o *The contractor will adhere to the guidelines set out in the Council's Control of Pollution & Noise from Demolition and Construction Sites - Code of Practice (May 2008). Haulage and vehicle operators will be instructed not to idle their vehicles when delivering.*
 - o *Power tools will only be used during the times of day specified within the stipulated working hours.*
 - o *There should be rest periods during which noisy operations such as cutting will be temporarily ceased.*
 - o *Any required scaffolding will be fully sheeted with monoflex which will help to retain dust on site. The high-level scaffolding boards will also be covered by monoflex to ensure that dust is caught from falling through scaffolding boards.*
 - o *Where appropriate, tools will be provided with vacuum extraction. Tools may be specially designed to be fitted with industrial vacuum units that suck the dust away as it is being created. This method is also preferable for enclosed locations during the fit out of the units.*
 - o *The site will be registered with the HSE.*

Condition 5 (materials) reads:

5. Samples of materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Assessment:

The site is not located within a conservation area.

A schedule of materials has been provided, detailing the various materials for use in the building addition. Additional information was provided following submission to confirm the balcony screening between flats will be 2.1m opaque glass, and the colour of the render proposed.

The material of the façade of the addition will be grey render, which is consistent with what was outlined on page 13 of the Design and Access Statement submitted with the parent application. The appearance of seams will be created by the expansion of joints.

RECOMMENDATION

GRANT DISCHARGE CONDITIONS