

Officer Report

Application Number:	HGY/2023/2063
Application Type:	Approval of details reserved by a condition
Address:	Wood Green Social Club, 3 Stuart Crescent, Wood Green, London, N22 5NJ
Proposal:	Approval of details pursuant to conditions 18 and 19 (Basement Impact Assessment) attached to planning permission HGY/2021/2031.
Case Officer:	Eunice Huang
Valid Date:	31/07/2023
Applicant:	3
Agent:	Mr Cramer / Satwick
	Mr Matthew Corcoran

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2031 – Wood Green Social Club, 3 & 4, Stuart Crescent, London, N22 5NJ – Partial demolition of rear extensions and construction of 5 x part two, part three storey mews dwellings. Demolition of three storey front projection, demolition and re-construction of existing top floor of Social Club building and change of use of first floor from Community use to C3 (Residential) with balcony areas and internal re-configuration of existing 5 no. residential units within 3 & 4 Stuart Crescent and creation of an additional 9 no. residential units with associated landscaping works and parking. – Approve with Conditions – 17/06/2022

2. CONSULTATION RESPONSE

No consultation responses were received.

3. ANALYSIS/ASSESSMENT

Conditions 18 and 19 reads:

18. Notwithstanding the information submitted with the application no development shall take place until the result of site specific geotechnical investigations and a method statement for the construction of the basement, including a plan for structural monitoring of adjoining properties and gardens has been submitted to and approved in writing by the local planning authority.

The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1. The development thereafter shall be carried out in accordance with this approved methodology and detail.

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.

19. The basement works 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 Council 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 in accordance with the requirements of policy.

Assessment

The applicant has submitted a Basement Impact Assessment, which identifies the relevant impacts as part of the screening process with appropriate and proportionate risk measures identified to be taken. Equally the safeguards associated with other areas of legislation (i.e. building regulations) serve to identify and control the nature and magnitude of the effect on neighbouring properties. The report demonstrates that the predicted damage to neighbouring properties is no more than Burland Scale 1.

In respect to Condition 19, details of the engineer appointment have been submitted, with a confirmation of instruction.

On this basis, the submitted information is acceptable for the discharge of Conditions 18 & 19.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION