



Officer Report

Application Number:	HGY/2023/3163
Application Type:	Approval of details reserved by a condition
Address:	175 Willoughby Lane, London N17 0RX
Proposal:	Approval of details reserved by a condition 6b(Plant & Machinery) attached to planning permission HGY/2022/0664
Case Officer:	Sarah Madondo
Valid Date:	24/11/2023
Applicant:	-
Agent:	Mr Jamie Loxley

RECOMMENDATION

Approve

Proposed Development

Approval of details reserved by a condition 6b(Plant & Machinery) attached to planning permission HGY/2022/0664

Site & Surroundings

The site is a two storey building located on the corner of Dysons Road to the East and Brantwood Road to the south. The site is bounded by the Redcorn waste disposal operation to the west and other commercial and industrial units to the south on the other side of Brantwood Road. The area to the north of the site along Dysons Road and Middleham Road is residential in nature, primarily comprising 2 storey houses. A public right of way runs east to west along the north of the plot between the commercial plots and the houses of Middleham Road. The site is designated as a Strategic Industrial Location and within Flood Zone 2. The surrounding area is characterised by industrial and commercial uses. The site also lies within the Tottenham Area Action Plan area and is within an Archaeological Priority Area. The site is not located in any conservation area nor is listed building.

APPROVED DEVELOPMENT

HGY/2022/0664 – Demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 and B8 (with ancillary offices), car parking, service yard areas, landscaping and associated works.

ANALYSIS/ASSESSMENT

Condition 6b reads:

Evidence that all plant and machinery to be used during the demolition and construction phases of the development shall meets Stage IIIB of EU Directive 97/68/ EC for both NOx and PM emissions shall be submitted to the Local Planning Authority.

Reasons: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

Pursuant to condition , the applicant submitted covering letter with reference MSA LLP/31380/1/039 prepared by Michael Sparks Associates LLP, dated 23rd November 2023 as well as Proof of Registration for both Site and Plant/Machinery. The Pollution officer has reviewed and is happy to recommend the discharge of the 6b. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 6b. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

Informatives:

The applicant is reminded that the following conditions remain outstanding:

3,4d,6c,7,10,13,14,15,16,18,19,20,21 & 23