



Officer Report

Application Number: HGY/2023/3107
Application Type: Approval of details reserved by a condition
Address: Rutland House Surgery, Rutland House, 40 Colney Hatch Lane, Hornsey, London, N10 1DU
Proposal: Approval of details pursuant to condition 5 (Method of Construction Statement) attached to planning permission HGY/2020/2356.
Case Officer: Ben Coffie
Valid Date: 20/11/2023
Applicant: Dr Rebecca Hatjiosif
Agent: Mr George Athanasi

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/3107 - Approval of details pursuant to condition 5 (Method of Construction Statement) attached to planning permission HGY/2020/2356 – 21 March 2022.

2. ANALYSIS/ASSESSMENT

Condition 5 reads:

No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

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.

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 Policies 6.3, 6.11 and 7.15 of the London Plan 2016, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

Pursuant to condition 5, the applicant has submitted a Construction Method Statement and a Construction Phase Plan. The details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 5. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.