



Officer Report

Application Number:	HGY/2023/2610
Application Type:	Approval of details reserved by a condition
Address:	Land to the rear of the block 1-14 Rowan, Methuen Park, London, N10 2JS
Proposal:	Approval of details pursuant to condition 4 (Method of Construction Statement) and 10 (Chartered Engineer Details) attached to HGY/2023/0130.
Case Officer:	Eunice Huang
Valid Date:	28/09/2023
Applicant:	MR JACK POWELL
Agent:	MR JACK POWELL

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/0130 – Demolition of the existing garages and construction of a single 6-bedroom family dwelling and associated works. – Approved with conditions 05/07/2023.

2. CONSULTATION RESPONSE

LBH Transportation: Objected to the discharge of the condition, based on outstanding information relating to a site plan, loading/unloading details, parking suspension, pedestrian diversion and highway dilapidation.

3. ANALYSIS/ASSESSMENT

Condition 4

Condition 4 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.

Assessment

The applicant has submitted a Construction Logistics Plan (CLP) which includes the relevant details as required by Condition 4.

The CLP has undergone revision to address the outstanding information that was raised by LBH Transportation:

- An updated site plan has been provided showing wheel washing and a welfare centre
- Loading/unloading arrangements have been clarified – loading/unloading would take place on Metheun Park in front of the site, unless an agreement is reached with the owners/tenants of the garages for on-site loading/unloading. To date, an agreement has not been made.
- The CLP confirms that the contractor will secure the necessary parking suspensions in advance of starting construction.
- The CLP states that there will be no proposed diversion to vehicle, cyclist or pedestrian routes. Ramps would be provided on the footway for concrete pumps.
- Arrangements relating to dilapidation would need to be directly made with the Highway Authority.

The submitted details are thus considered satisfactory for the discharge of Condition 4.

Condition 10

Condition 10 reads:

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.

Assessment

The applicant has submitted details of the appointment of a qualified chartered engineer. Engineeria Limited has been confirmed on letterhead that they have been appointed to undertake the structural engineering and civil design of the proposed basement structure. The letter outlines their responsibilities, which include the inspection and monitoring of works. Certificates have been submitted confirming that the appointed chartered structural engineers have professional membership of the Institution of Structural Engineers.

The submitted details are thus considered satisfactory for the discharge of Condition 10.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

INFORMATIVE: Application for parking suspension

An application will be required for the suspension of parking bays. The relevant application form and guidance in respect parking suspension can be found on-line and should be secured before works commence on site.

INFORMATIVE: Diversion to vehicle, cyclist or pedestrian routes

The works must not divert vehicle, cyclist or pedestrian routes or obstruct the Highway, unless approval has been secured from the Highway Authority before works commence on site.