

Officer Report

Application Number:	HGY/2024/0246
Application Type:	Approval of details reserved by a condition
Address:	45-47 Garman Road, London, N17 0UR
Proposal:	Approval of details reserved by a condition 12 (Management Maintenance Plan) attached to planning permission HGY/2022/2293.
Case Officer:	Kwaku Bossman-Gyamera
Valid Date:	30/01/2024
Applicant:	4 Samuel c/o Agent
Agent:	Mr Samuel Conalty

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/2293 – Description – Redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development.

ANALYSIS/ASSESSMENT

Condition 12 (Detailed Management Maintenance) reads:

Management maintenance plan for the lifetime of the development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained. Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

Reason: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

Pursuant to condition 12, comprehensive drainage strategy report have been submitted in respect of condition 12. The Council's Flood & Water Management lead officer has reviewed the document and is satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE