



Officer Report

Application Number:	HGY/2023/1774
Application Type:	Approval of details reserved by a condition
Address:	25 Sheldon Avenue, Hornsey, London, N6 4JS
Proposal:	Approval of details pursuant to condition 4 (Method of Construction Statement) attached to planning permission HGY/2023/0078.
Case Officer:	Eunice Huang
Valid Date:	05/07/2023
Applicant:	Mr James Meehan
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/0078 – Demolition of the existing garages and construction of a single 6-bedroom family dwelling and associated works. – Approved with conditions 08/06/2023.

2. CONSULTATION RESPONSE

LBH Transportation: Objected to the discharge of the condition, based on outstanding information relating to a site construction plan, swept path diagrams, trip generation information, dilapidation report.

A revised Construction Logistics Plan (CLP) was submitted on 5 February 2024, which includes a site construction plan, dilapidation survey, swept path analysis, trip generation information. LBH Transportation notes that this CLP contains several plans with different layouts for the crane. In each instance, the relevant licence must be obtained.

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 includes several plans with different layouts for the crane. In each instance, the relevant licence must be obtained. An informative will be included to ensure that the relevant licence is secured before commencement of works.

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

4. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

INFORMATIVE: Application for a crane/boom oversail licence

A licence will be required under Section 169 of the Highways Act 1980 in any instances where the works involve oversailing the highway with a crane. The relevant application form and guidance in respect of a static crane/boom oversail licence can be found on-line and should be secured before works commence on site.