



Officer Report

Application Number:	HGY/2024/0277
Application Type:	Approval of details reserved by a condition
Address:	69 Cromwell Avenue, Hornsey, London, N6 5HS
Proposal:	Details pursuant to conditions 4 (basement method statement), 5 (details of chartered engineer) and 6 (construction management plan) of planning permission HGY/2022/4004.
Case Officer:	Roland Sheldon
Valid Date:	01/02/2024
Applicant:	Mr Andreas Weiskam
Agent:	Mr Paul Keenan

RECOMMENDATION

Approve

1. SITE & SURROUNDINGS

The subject site contains a two-storey end-of-terrace property located on the eastern side of Cromwell Avenue, N6. The surrounding uses are predominantly residential. The site is located within the Highgate Conservation Area.

2. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for amalgamation of 4 no. residential flats into 1no. dwellinghouse, demolition of existing ground floor rear extension, erection of new ground floor rear extension, construction of basement extension with external stairs and lightwells, addition of rear rooflights, installation of rear balcony, various other external alterations and increase in height of front wall, under planning reference HGY/2022/4004.

The proposal seeks to get details approved with regards to conditions 4 (basement method statement), 5 (details of suitably qualified chartered engineer), and 6 (construction management plan) attached to the original grant of consent.

3. ANALYSIS/ASSESSMENT

Condition 4 reads as follows:

Notwithstanding the information submitted with this application no development shall take place until a final Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority. The Method Statement shall demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1

in relation to neighbouring buildings/structures within the zone of influence. It shall include pre-commencement condition surveys of the adjoining building (No 67) and the proposed systems of excavation support including any underpinning. The development thereafter shall be carried out in accordance with this approved methodology and detail. The condition of nearby buildings shall be monitored throughout the construction process and works shall cease immediately if Burland Scale 1 damage is recorded.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

In support of the discharge of the condition, the following has been submitted:

- Basement Potential Damage Assessment by MHA Structural Design Job: 22011 Jan 2024
- Location Plan
- Structural Monitoring Strategy & Specification by MHA Structural Design 22011-MHA-ZZ-ZZ-SP-S-010 Jan 2024
- Underpinning Methodology by Edgware

The submitted information has been reviewed by a Council Building Control Officer, who considers the BIA assessment to be acceptable for planning purposes to meet the requirements of the condition. The details can be recommended for approval accordingly.

Condition 5 reads as follows:

The development 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 Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

In support of the discharge of the details of the condition, the applicant has submitted the following:

- Details of the Consulting Engineer for permanent and temporary works.

The details have been reviewed by a Council Building Control Surveyor who confirmed that the appointed engineers are chartered and therefore suitably qualified to undertake the works. The condition can be recommended for discharge accordingly.

Condition 6 reads as follows:

Notwithstanding the submitted details and prior to commencement of the development hereby approved a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the programme of works and providing details in respect of the construction traffic movements, material and plant storage areas, details of necessary suspended car parking spaces, details of conveyor and gantry to transfer material over the footway. The approved details thereafter shall be implemented throughout the project 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 T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.

In pursuance of the discharge of details for the condition, the following has been submitted:

- Construction Management Plan Document reference 69CA-CMP-01 Version V1

The revised construction management plan has been reviewed by a Council Transportation Officer who confirmed that the revised construction management plan now contains all the required information to enable discharge of the condition. The details can be recommended to be approved accordingly.

4. RECOMMENDATION – APPROVE DETAILS OF CONDITIONS

The submitted details fulfil the requirements of conditions 4, 5 and 6 of planning permission HGY/2022/4004, and can be recommended for approval accordingly.