

Application Number:	HGY/2024/0498
Application Type:	Approval of details reserved by a condition
Address:	42 Shepherds Hill, Hornsey, London, N6 5RR
Proposal:	Approval of details pursuant to conditions 6 (details of chartered engineer) & 7 (method of construction statement) of planning permission reference HGY/2023/3203.
Case Officer:	Roland Sheldon
Valid Date:	26/02/2024
Applicant:	Mr Harry Travers
Agent:	Mr Jason Good

RECOMMENDATION

Approve

1. SITE & SURROUNDINGS

The subject site contains a three-storey detached building containing three self-contained flats, located on the southern side of Shepherds Hill, N6. The surrounding uses are residential. The site does not contain a listed building but is located within the Crouch End Conservation Area. The site lies approximately 45 metres east of the Highgate Neighbourhood Plan boundary.

2. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for erection of extension to existing basement, erection of single storey rear extension with increased depth of rear terrace, creation of first floor roof terrace (extensions and alterations approved under planning reference HGY/2021/2205), in association with amalgamation of 3no. flats into a single large family dwellinghouse (Use Class C3), under planning reference HGY/2023/3203.

3. ANALYSIS/ASSESSMENT

Condition 6 reads as follows:

The subterranean 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.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

In support fulfilling the requirements of the condition, the following has been submitted:

- Letter from Michael Barclay Partnership dated 8th February 2024 ref: 8693

The Council Building Control team were consulted and have confirmed that the appointed structural engineer are suitably qualified to oversee the works. The submitted details therefore comply with the requirements of the condition.

Condition 7 reads as follows:

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.

Reasons: 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 fulfilling the requirements of the condition, the applicant has submitted the following:

- Construction And Demolition Management Statement Rev. B dated 05/04/24

The revised construction and demolition management statement has been reviewed by a Council Transportation Officer who has deemed it to be acceptable for meeting the requirements of the condition.

4. RECOMMENDATION – Approve details

The submitted information is considered to meet the requirements of the conditions, and can be recommended for approval.