



Officer Report

Application Number: HGY/2024/0646
Application Type: Approval of details reserved by a condition
Address: Belgrave Mansions, 7 Willoughby Road, Hornsey, London, N8 0HR
Proposal: Approval of details pursuant to condition 4 (Method of Construction Statement) and condition 5 (Full Details of Cycle Parking Facilities) attached to planning permission HGY/2023/2518.
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 08/03/2024
Applicant: Mr Ronald Stroh
Agent: Mr Cagri Abdullah

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/2518 – Erection of a two-storey rear extension to facilitate the creation of a new two bedroom dwelling.

ANALYSIS/ASSESSMENT

Condition 4 - (Method of Construction Statement) 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.*

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.

Condition 5 - (details of the type and location of secure and covered cycle parking facilities) reads:

The development shall not be occupied until a minimum of 2 cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021.

Pursuant to conditions 4 and 5, details have been submitted in respect of both conditions. The Council's Transport officer has reviewed the documents and is satisfied with proposed measures. Furthermore, the council's highways section has raised no further concerns. The details submitted are considered acceptable and in line with the intentions of the conditions.

RECOMMENDATION

GRANT DISCHARGE