



Officer Report

Application Number:	HGY/2022/3566
Application Type:	Approval of details reserved by a condition
Address:	36, Methuen Park, London, N10 2JS
Proposal:	Approval of details reserved by a conditions 4 (qualified professional), 5 (method statement), 6 (CMP) of planning permission HGY/2021/3068 for excavation of a basement
Case Officer:	Samuel Uff
Valid Date:	08/11/2022
Applicant:	Mr Matthew Tansley
Agent:	Mr Matthew Tansley

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2021/3068 Extension to existing basement Approved 21/12/2021

CONSULTATION RESPONSE

LBH Building Control: No objection
LBH Transportation: No objection

ANALYSIS/ASSESSMENT

Condition 4 reads:

The basement 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.

Condition 5 reads:

Notwithstanding the information submitted with the application no development shall take place until the result of site specific geotechnical investigations and a final method statement for the construction of the basement, including a plan for structural monitoring of the adjoining property has been submitted to and approved in writing by the local planning authority. The Method Statement shall also demonstrate that the predicted Burland Scale at the time of the construction phase is no more than Burland Scale 1. The development thereafter shall be carried out in accordance with this approved methodology and detail. 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.

Condition 6 reads:

Notwithstanding the submitted details and prior to commencement of the development hereby approved a final 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. 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.

The details for the basement excavation methodology and detail of qualified individuals have been assessed and considered to be acceptable by Building Control officers. Likewise the CMP is considered to suffice for a relatively minor development and is considered acceptable from transport and highways perspective.