



Officer Report

Application Number:	HGY/2024/0964
Application Type:	Approval of details reserved by a condition
Address:	69 Grove Avenue, Hornsey, London, N10 2AL
Proposal:	Approval of details pursuant to conditions 4 (Qualified Engineer), attached to planning permission HGY/2023/3296 granted on 20/03/2024 for the replacement single storey rear extension with roof glazing, basement, replacement rear facing dormer.
Case Officer:	Ben Coffie
Valid Date:	08/04/2024
Applicant:	Hajipapas
Agent:	Mr Justin Brown

RECOMMENDATION

Approve with Conditions

APPROVED DEVELOPMENT

Replacement single storey rear extension with roof glazing, basement, replacement rear facing dormer.
Approved on 08/03/2024.

ANALYSIS/ASSESSMENT

Condition 4

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.

The applicant has submitted a cover letter which stipulates the appointment of the project to structural engineers who have chartership with membership with the ICE. It is also mentioned that they will monitor the project on site during the critical phases of the subterranean construction.

As such it is considered that the information provided satisfy the requirement of the condition. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 4. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.