



Officer Report

Application Number:	HGY/2024/0218
Application Type:	Approval of details reserved by a condition
Address:	Land Adjacent 12, Fordington Road, Hornsey, London, N6 4TJ a.k.a 10 Fordington Road, N6
Proposal:	Approval of details pursuant to condition 6 (Basement), condition 7 (Structural Engineer), condition 8 (Hydrological Info), condition 9 (Construction Management Plan) and condition 18 (Green Roof) attached to planning permission ref: HGY/2021/1604 granted on 10th November 2021.
Case Officer:	Mark Chan
Valid Date:	12/02/2024
Applicant:	Mr Simon Fox
Agent:	Mr Jeremy Wiggins

RECOMMENDATION

Approve

1. RELEVANT PLANNING AND ENFORCEMENT HISTORY

HGY/2022/4039 – Variation of condition 2 (Approved Plans) attached to planning permission ref: HGY/2021/1604 to amend the approved scheme by altering the elevations, fenestrations and roof of the dwellinghouse. Granted permission 06/04/2023.

HGY/2021/1604 – Demolition of existing garages and shed and erection of dwelling house over three storeys (plus excavation to form a basement level); Erection of rear garden outbuilding; Associated cycle and bin storage; Associated hard and soft landscaping. Granted permission 10/11/2021.

2. CONSULTATION RESPONSE

No objection was received in response to consultation.

3. ANALYSIS/ASSESSMENT

Condition 6 reads:

Notwithstanding the information submitted with the 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. 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.

Pursuant to condition 6 the applicant has provided the information described below in respect of the above referenced conditions:

- Basement Impact Assessment by Site Analytical Services Ltd dated February 2024
- Geotechnical Desk Study report by Site Analytical Services Ltd dated February 2024
- Structural Method Statement by G.D.C Partnership dated 26/01/2024

The above documents have detailed the methodology of the proposed basement construction and demonstrated during the construction phase the predicted Burland Scale would be no greater than 1.

The Council's Building Control team has been consulted and raised no objection in respect of the requirements of Condition 6.

As such, the submitted details are hereby approved in respect of Condition 6.

Condition 7 reads:

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise the construction works throughout their duration. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed, those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed, and such appointment confirmed in writing to the local planning authority, to supervise their completion. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the local planning authority in accordance with this condition.

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.

Pursuant to condition 7 the applicant has provided the information described below in respect of the above referenced conditions:

- Structural Method Statement by G.D.C Partnership dated 26/01/2024
- Cover Letter by Mutiny dated 26/01/2024

The applicant has confirmed that G.D.C. Partnership Ltd, a Chartered Structural (MI Struct E) & Civil (MICE) Engineering Company have been formally appointed to design and supervise the construction works throughout its duration.

The Council's Building Control team has been consulted and raised no objection in respect of the requirements of Condition 7.

As such, the submitted details are hereby approved in respect of Condition 7.

Condition 8 reads:

The development hereby approved other than demolition and clearance of the site shall not commence until a site specific assessment of the hydrological and hydro-geological impact of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include: details of permeable surface to be agreed in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the development provides satisfactory means of drainage on site and to reduce the risk of localised flooding.

Pursuant to condition 8 the applicant has provided the information described below in respect of the above referenced conditions:

- Drainage Strategy by G.D.C Partnership dated 26/01/2024

The submitted document details the hydrological and hydro-geological impact of the development, and details of permeable and impermeable surface areas. The storm drainage will primarily be a gravity fed system except for the small rear basement lightwell which will be connected to the gravity system by a small package pump station.

As such, the submitted details are hereby approved in respect of Condition 8.

Condition 9 reads:

No development shall take place until a Construction Management Plan, to include details of:

- A. a programme of works (including measures for traffic management);*
- B. details of vehicle routing, parking and management of vehicles of site personnel, operatives and visitors;*
- C. loading and unloading of plant and materials;*

- D. storage of plant and materials;*
- E. provision of boundary hoarding behind any visibility zones;*
- F. wheel washing facilities;*
- G. measures for the control and reduction of dust;*
- H. measures for the control and reduction of noise and vibration.*

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 safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality in accordance with paragraph 174(e) of the NPPF 2021, Policy SD1 and SI 1 of the London Plan 2021, and Policy DM23 of The Development Management DPD 2017.

Pursuant to condition 9 the applicant has provided the information described below in respect of the above referenced conditions:

- Construction Phase Plan by RFM Construction Management Ltd dated 18/01/2024
- Construction and Environmental Management Plan by RFM Construction Management Ltd received 03/06/2024

The submitted document details the programme of works, details of site vehicle and pedestrian arrangements, plant and equipment maintenance, site security arrangements, emergency arrangements, and competence and assurance measures as required.

The Council's transport team has been consulted and initially raised objection due to the lack of a detailed construction management plan CMP. The applicant has subsequently submitted the required CMP and it was reviewed by the transport team. The transport team has no objection to discharge of Condition 9.

As such, the submitted details are hereby approved in respect of Condition 9.

Condition 18 reads:

Notwithstanding the approved plans no development shall commence until details of a scheme for a "vegetated" or "green" roof for the flat roof of the 4m rear element to the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Pursuant to condition 18 the applicant has provided the information described below in respect of the above referenced conditions:

- Maintenance Schedule for Wallbarn M-Tray Green roof systems
- M-Tray O&M Manual with Appendix
- M-Tray Sedum species
- Wallbarn M-Tray brochure
- 274-37-701-PL01_GreenRoofPlan
- 274-37-801-PL01_GreenRoofDetail

The submitted documents detail the type of vegetation, location and maintenance schedule. The Council's Tree officer has been consulted and raised no objection in respect of the requirements of Condition 18.

As such, the submitted details are hereby approved in respect of Condition 18.

4. RECOMMENDATION

GRANT DISCHARGE CONDITIONS 6, 7, 8, 9 and 18