



Officer Report

Application Number:	HGY/2024/0410
Application Type:	Approval of details reserved by a condition
Address:	44-46 Hampstead Lane, London, N6 4LL
Proposal:	Approval of details reserved condition 28 (Construction Management Plan) of planning permission HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)
Case Officer:	Samuel Uff
Valid Date:	19/02/2024
Applicant:	4
Agent:	C/O Agent C/O Agent Mr Allen Sacbucker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/2731 – Demolition of existing dwellings and redevelopment to provide a 66 bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees; amended boundary treatment; and associated works – 02/02/2024.

2. CONSULTATION RESPONSE

LBH Transportation: Initial comments raised concern regarding the level of detail, which has since been clarified in the email from SM Planning and the additional documents.

LBH Highways: The works to reinforce both crossovers have been undertaken.

3. ANALYSIS/ASSESSMENT

Condition 28 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.

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.

Pursuant to condition 28, a construction management plan, detailed construction logistics plan and a temporary drainage strategy has been received. There is some crossover between this condition and conditions 14 (Demolition Plan) and 31 (CLP), and some inter-referencing between these conditions. All documents have been reviewed and are considered to provide acceptable details. As such, the details submitted are considered acceptable and in line with the intentions of the condition and will be a compliance condition for the remaining inventory.

4. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 28. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.