



Officer Report

Application Number:	HGY/2024/0412
Application Type:	Approval of details reserved by a condition
Address:	44-46 Hampstead Lane, London, N6 4LL
Proposal:	Approval of details reserved condition 31 (Construction Logistics 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 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 of the CMP, which has since been clarified.

LBH Highways: Reinforcement has occurred.

3. ANALYSIS/ASSESSMENT

Condition 31 reads:

A Construction Logistics Plan will be required to be submitted before commencement of the works on site. The Construction Logistics Plan shall include:

- a survey of the existing conditions of adjacent public highways;*
- an assessment of the cumulative impacts of demolition and construction traffic;*
- details of the likely volume of demolition and construction trips and any mitigation measures;*
- site access and exit arrangements including wheel washing facilities and swept paths where required;*

- vehicular routes, booking systems and an assessment for the scope of consolidating loads to reduce generated road trips;
- proposed temporary access and parking suspensions and any temporary access and parking solutions required;
- Site compound arrangements including arrival of vehicles, parking, loading, storage and waste arrangements;
- methods for of protection of adjacent highway infrastructure; and, - an assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, dust, smoke, road cleaning, odour control) accompanied by mitigation measures addressing all matters relevant to this particular site. Works shall only be carried out in accordance with the approved Construction Logistics Plan. Reason: To safeguard the amenities of the area, the local highway and manage the impacts of the development in accordance with Policies T7 and D14 of the London Plan 2021, Policy DM23 of the Development Management Development Plan Document 2017 and Policy TR2 of the Highgate Neighbourhood Plan 2017.

Pursuant to condition 31, 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 management plan) and 28 (CMP), 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 31. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.