



Officer Report

Application Number:	HGY/2024/0411
Application Type:	Approval of details reserved by a condition
Address:	44-46 Hampstead Lane, London, N6 4LL
Proposal:	Approval of details reserved condition 14 (Demolition Environmental 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:	C/O Agent C/O Agent
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 Pollution: The additional information is satisfactory, subject to details of the specific locations dust monitors including confirmation of how the dust and particulate monitoring results will be made available to the pollution team for on-going assessment, which must be agreed in writing with the Local Authority (Officer Response: The siting of dust monitors have since been received).

3. ANALYSIS/ASSESSMENT

Condition 14 reads:

(A) No demolition or development works shall commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority.

(B) Development shall not commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The following applies to both Parts (a) and (b) above:

a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP).

b) The DEMP/CEMP shall provide details of how demolition/construction works are to be undertaken respectively and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

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 Policy SI 1 of the London Plan 2021, Policy SP7 of Haringey's Local Plan Strategic Policies 2017 and Policy DM19 and DM23 of the Development Management Development Plan Document 2017.

Pursuant to condition 14, 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 28 (CMP) 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 OF CONDITION 14

It is considered that sufficient information has been submitted in support of this application to discharge condition 14.