



Officer Report

Application Number:	HGY/2024/0799
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ
Proposal:	Partial Approval of details pursuant to condition 12 (12a only - DEMP) attached to planning permission HGY/2022/2116
Case Officer:	Valerie Okeiyi
Valid Date:	04/03/2024
Applicant:	Dixon8 Ltd
Agent:	Mr Chris Boyle

RECOMMENDATION

Refuse

1. APPROVED DEVELOPMENT

Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works

2. CONSULTATION RESPONSE

Internal

Lead Pollution Team-

Having reviewed the applicant submitted Demolition Environmental Management Plan dated November 2023 taking note of Section 4 (Environmental Management Practices & Control Measures), 8 (Air Quality And Dust Risk), 9 (Pollution And Dust Control Measures) and 11 (Dust Risk Assessment), we would be happy to recommend partial discharge of Condition 12 (DEMP) as it relates to part a ONLY of approved planning permission HGY/2022/2116 SUBJECT to the applicant addressing the below underlisted point(s):

1. The Pollution Team require particulate and dust monitoring to be undertaken during both demolition and construction works. Therefore, the applicant must submit details of the specific locations dust monitors and confirmation of how the dust and particulate monitoring results will be made available to the pollution team for on-going assessment.

Notwithstanding the above, it appears to be a consistent formatting error throughout the document, removing the spacing between words. We request that the current document is updated to fix this error and include the above information.

3. ANALYSIS/ASSESSMENT

Condition 12a (DEMP) reads:

A. Demolition works shall not commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority whilst

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.

c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:

- i. Monitoring and joint working arrangements, where appropriate;
- ii. Site access and car parking arrangements;
- iii. Delivery booking systems;
- iv. Agreed routes to/from the Plot;
- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
- vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
- vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

The Pollution Team require particulate and dust monitoring to be undertaken during both demolition and construction works. Therefore, the applicant must submit details of the specific locations dust monitors and confirmation of how the dust and particulate monitoring results will be made available to the pollution team for on-going assessment.

On this basis the application fails to comply with Policy DM23 of the DM DPD Local Plan seeking all developments to consider air quality and improve or mitigate the impact on air quality in the borough and users of the development. As such the application is recommended for refusal.

4. RECOMMENDATION

REFUSE CONDITION 12a FOR THE FOLLOWING REASON:

Insufficient detail has been provided to mitigate the impact on air quality and as such is contrary to Policy DM23 of the Councils Development Management DPD.

Refusal Reasons:

Insufficient detail has been provided to mitigate the impact on air quality and as such is contrary to Policy DM23 of the Councils Development Management DPD.