



Officer Report

Application Number:	HGY/2024/0802
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ
Proposal:	Approval of details pursuant to condition 17 (Piling Method Statement) attached to planning permission HGY/2022/2116
Case Officer:	Valerie Okeiyi
Valid Date:	04/03/2024
Applicant:	Dixon8 Ltd
Agent:	Mr Chris Boyle

RECOMMENDATION

Approve

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

External

Thames Water -

Waste Comments

Thank you for consulting Thames Water for the discharge of matters relating to PILING. Thames Water confirms the piling condition referenced, can be discharged based on the information submitted.

Water Comments -

Supplementary Comments

Thames Water have reviewed the information provided and agree to discharge Condition 17. This is based on the understanding that piling/demolition works are carried out in accordance with. Hornsey Police Station, Demolition & Environmental Management Plan – November 2023. Please

advise Thames Water if these plans change so that we can re-assess the risk to our assets. Please discharge Condition. 17.

Demolition, piling, and excavation works all have the potential to adversely impact Thames Water assets. Please bear in mind that Thames Water will hold the developer and any relevant contractor/sub-contractor liable for any losses incurred or damage caused to Thames Water assets arising from construction works or subsequent use of the facility.

Plans of Thames Water apparatus can be obtained through our website at www.thameswater-propertysearches.co.uk. Please contact Developer Services if you wish to discuss further (0800 009 3921 or by email at developer.services@thameswater.co.uk with email subject FAO Asset Protection Team). Please use the following reference in all future correspondence: DTS 72633.

3. ANALYSIS/ASSESSMENT

Condition 17 (Piling Method Statement) reads:

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure

The applicant has confirmed that no piling is required for the development, Thames Water is therefore satisfied that condition 17 can be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 17

INFORMATIVE:

The Applicant is informed that if for any reason piling works are necessary in the future then the submission of a further formal application, with full details to discharge Condition 17 will again be required.

Informatives:

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