



Officer Report

Application Number:	HGY/2024/0936
Application Type:	Approval of details reserved by a condition
Address:	Ground Floor Flat, 12 Cromwell Avenue, Hornsey, London, N6 5HL
Proposal:	Approval of details pursuant to conditions 4 (Method of Construction Statement), 5 (chartered engineer details) attached to planning permission HGY/2023/2834.
Case Officer:	Eunice Huang
Valid Date:	03/04/2024
Applicant:	Mr Simon Oliver
Agent:	Mr KS LTD

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/2834 - Demolition of the existing rear extension, the construction of new rear extension, the lowering of existing basement and a new front light well - Approved with conditions 29/01/2024.

2. CONSULTATION RESPONSE

LBH Transportation: Revised CMP satisfactory, provided that pedestrians are not obstructed during loading/unloading over footpath.

3. ANALYSIS/ASSESSMENT

Condition 4 & 5

Conditions 4 & 5 reads:

4. No development shall take place, including any works of demolition, until a Method of Construction Statement, to include details of:

- a) parking and management of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) wheel washing facilities:

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction 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.

5. The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body.

Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.

Assessment

The applicant has submitted a Construction Management Plan (CMP) to address the requirements of Condition 4. The information has undergone revision to address the outstanding information that was raised by LBH Transportation. The CMP was revised most recently on 8 August 2024 to incorporate information about management of pedestrian flow on the footpath. The revised CMP is considered satisfactory for the discharge of Condition 4.

The applicant has also submitted a letter from Halstead Associates, confirming their appointment as Structural Design Engineers and their responsibilities, which include the inspection, reviewing and monitoring of the critical elements of the basement works throughout their duration, including the methodology for the execution of the works. The submitted information is considered satisfactory for the discharge of Condition 5.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION