

Officer Report

Application Number:	HGY/2024/1062
Application Type:	Approval of details reserved by a condition
Address:	26 Sheldon Avenue, Hornsey, London, N6 4JT
Proposal:	Approval of details reserved by a conditions 4 (Method of Construction Statement) and 5 (Suitably qualified chartered engineer) attached to planning permission HGY/2023/0630.
Case Officer:	Kwaku Bossman-Gyamara
Valid Date:	16/04/2024
Applicant:	Mr. & Mrs Patel
Agent:	Bruno Gouveia

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2023/0630 – Description – Demolition of the existing house and erection of a new two storey detached house with basement and loft areas. New front boundary treatment.

ANALYSIS/ASSESSMENT

Condition 4 (Method of Construction Statement) reads:

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

This report shall include:

Pursuant to condition 4, comprehensive construction method statement details have been submitted in respect of condition 4. The Council's Highways officer has reviewed the document and is now satisfied with proposed measures. The details submitted are considered acceptable and in line with the intentions of the condition.

Condition 5 (suitably qualified chartered engineer) reads:

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.

Pursuant to condition 5, an evidence details have been submitted in respect of condition 5. Officer has reviewed the submitted document and is satisfied with proposed appointment and measures. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE