



Officer Report

Application Number:	HGY/2024/0988
Application Type:	Approval of details reserved by a condition
Address:	119 High Road, Wood Green, London, N22 6BB
Proposal:	Approval of details of pursuant to Condition 4 (Construction Method Statement) and Condition 5 (Waste Management) attached to planning permission reference HGY/2022/2793.
Case Officer:	Emily Whittredge
Valid Date:	09/04/2024
Applicant:	C/O Agent
Agent:	Mr Allen Sacbucker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/2793

Rear extension and associated alterations for the change of use from ancillary retail storage (use class E) to provide two self-contained residential flats (use class C3).

Granted

2. ANALYSIS/ASSESSMENT

The application seeks to discharge details of the Construction Method Statement and Operational Waste Management Plan as required by conditions 4 and 5.

Condition 4

Condition 4 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 machinery; c) details of measures to protect pedestrians and other highways users from construction activities on the highway;

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety

Pursuant to condition 4, a Construction Method Statement has been submitted, and supplementary information by email dated 02/12/24 from SM Planning. The details submitted have been reviewed by Haringey's Transportation team and are considered acceptable and in line with the intentions of the condition.

The team, however, notes that the loading bay outside of McDonalds can be used for loading only between 08:00 – 18:30 per the displayed signs, but supports discharge of the condition subject to the developer being made aware of this.

Condition 5 reads:

The approved dwellings shall not be occupied until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

Condition 5

Pursuant to condition 5, an Operational Waste Management Plan and supplementary information by email have been submitted.

The submitted Plan has been reviewed by Haringey's waste team and largely considered acceptable and in line with the intentions of the condition. The team has recommended timed collections in sacks rather than designated bin collection points, as outlined on the website: [Timed collections | Haringey Council](#)

3. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge conditions 4 and 5. The recommendation is therefore one of approval to discharge the conditions as sought by this planning application.