



Officer Report

Application Number:	HGY/2024/0599
Application Type:	Approval of details reserved by a condition
Address:	30 Queens Avenue, Hornsey, London, N10 3NR
Proposal:	Approval of details reserved by conditions 4 (Engineering), 5 (Basement construction method) & 6 (Construction Management Plan) for parent application ref: HGY/2021/0542.
Case Officer:	Josh Parker
Valid Date:	28/03/2024
Applicant:	Mrs Melanie Solomou
Agent:	Mr Christopher Bowen

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Original application REF:

HGY/2021/0542 - Single storey rear extension; further excavation of basement; alterations to rear ground floor terrace; alteration to second floor side window and first floor rear window; installation of side rooflight; and alteration of all windows to double glazing.

2. CONSULTATION

LBH Transport Team: No objections

LBH Building: No Objections

3. ANALYSIS/ ASSESSMENT

Condition 4 Basement Engineer

No development of the basement shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement-chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

Reason: The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the policy DM18 of the Development Management DPD 2017.

Condition 5 Construction method statement

No development shall take place until a detailed Method Statement for the construction of the basement, including site investigation and borehole data, underpinning, details of temporary works, accurate moving and monitoring details and construction management has been submitted to and approved in writing by the local planning authority. The development thereafter shall be carried out in accordance with this approved methodology and detail.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017.

Condition 6 Construction Management Plan

Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The statement shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
- b) the estimated number and type of vehicles per day/week;
- c) estimates for the number and type of parking suspensions that will be required;
- d) details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reasons: 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.

Comments:

- Details have been submitted pursuant to conditions 4, 5 & 6. The Council's Transport Team have reviewed the detail in respect of Condition 6 and view it acceptable. In respect of Conditions 4 & 5 relating to the basement works the level of information submitted is also viewed acceptable and proportionate.

The 'Method Statement for the Construction of the Basement' considers hydro-geological conditions for this site. In specific it explains that London clay is expected to extend to >20m on this site and therefore is likely to be of sufficient depth so that the proposed basement excavation will be wholly within the clay strata. It also notes that the site is not located within an area designated as an aquifer.

In terms of construction the proposed basement will be built by utilising section underpinning methods to all of the perimeter and internal load bearing walls. Specifically, the basement walls will be excavated in 1m wide sections in a hit / miss sequence (to be determined during the detailed design stage) with each section will be cast with a mass concrete foundation and a reinforced concrete retaining wall. This follows industry standard for constructing a basement in connection with an existing building.

The report outlines that the basement works will falls within the scope of the Party Wall Act 1996, which will equally include movement monitoring. Specifically, the contractor is to monitor the site during all phases of the construction works.

Overall, the methodology as set out within the method statement outlines that the basement can be constructed in a manner that is safe to minimise any adverse impacts.

As with all basement projects other legislation provides further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties. In specific the structural integrity of the proposed basement works here would need to satisfy modern day building regulations and as noted

necessary party-wall agreements with adjoining owners would need to be in place prior to the commencement of works on site

In respect of condition 4 details of the Chartered Structural Engineer appointed to supervise the construction works have been provided. The Structural Engineer here will be Chris Baxter with qualifications BEng CEng.

Overall, the information submitted is acceptable for the purpose of discharging the conditions outlined above.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITIONS