

LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2022/2527

Ward:

Date received: 30/09/2022

Last amended date: N/a

Drawing number of plans: 028_PL_001; SBD Certificates for Blocks A, B, C, D, E, F; Email from Lee Warwick dated 26/09/2022

Address: 590-598 Green Lanes N8 0RA

Proposal: Approval of details reserved by a condition pursuant to condition 24 (Secure By Design) attached to planning permission ref: HGY/2016/1807

Applicant: Mr Peter Vintner, Engie Regeneration Ltd

Officer contact: Samuel Uff

2. APPROVED DEVELOPMENT

Planning permission (ref: HGY/2016/1807) was granted in December 2016 for demolition of the existing retail warehouse and the redevelopment of the site to provide a part 4, part 5 and part 7 storey mixed use residential scheme, comprising 133 residential units (42 x 1-bed, 62 x 2-bed and 29 x 3-bed) and 940sqm of flexible A1/A2/A3/B1/D1 or D2 floorspace at ground floor level, 14 disabled car parking spaces for the residential use, with 3 additional spaces and 1 disabled space for the ground floor use, a new vehicular access off Colina Road and associated landscaping. Works also include the upgrading of Colina Mews and Colina Road.

3. CONSULTATION RESPONSE

Metropolitan Police DOCO:

The site has been assessed and officers can confirm that the site has been developed in a manner that can discharge the requirements of the SBD condition.

A subsequent email has confirmed that the proposed removal of benches is for reasons of ASB and aesthetics rather than a security requirement that would affect the issuing of the SBD certificates.

4. ANALYSIS/ASSESSMENT

Condition 24 reads:

Prior to the occupation of the development, the applicant shall provide certification that the scheme complies with the requirements of Secured by Design, and this shall be submitted to and approved in writing by the local planning authority.

Pursuant to condition 24 the applicant has provided the certificates for all blocks. the assessment has been made on the basis of the “as built” development including the benches and that although the removal of benches is favoured by the police it is not essential for the issuing of the certificates.

This permission does not authorise the removal of the benches and if they are to be removed then the landscaping scheme approved would require resubmission and the loss of benches could potentially require an amendment to the permission. Likewise there is a s73 application (HGY/2022/1389) submitted, which would seek to make amendments to the site layout, landscaping and this has been clarified to the applicant and will be reiterated in an informative.

5. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 24

INFORMATIVE:

Any subsequent amendments to the scheme layout or development not in accordance with approved development may require re-visiting of the SBD commitments.