

Officer's Report

Application Number	HGY/2022/4396
Type	Approval of details reserved by a condition
Location	163, Tottenham Lane, London, N8 9BT, London
Proposal	Approval of details pursuant to Condition 27 (Secured by design) attached to planning permission HGY/2019/0748
Case Officer	Philip Elliott
Valid Date	12/12/2022
Applicant	Mr Mahesh Patel
Agent	Mr Jas Phull

RECOMMENDATION

Approve

1. PROPOSAL

Approval of details pursuant to Condition 27 (Secured by design) attached to planning permission HGY/2019/0748.

2. APPROVED DEVELOPMENT

Planning permission reference HGY/2019/0748 granted the following development:

Variation of conditions 2 and 3 attached to planning permission HGY/2017/2001, as amended by HGY/2018/1874, to include the demolition of the existing rear southern boundary wall and erection of new wall with 1.2m high trellis above.

HGY/2017/2001 was granted for the redevelopment of the site to provide 26 residential units together with 1,172sqm of commercial floor space within 2 ground floor premises and plant and store room within basement (use classes A1, A2, B1, B2 restricted to MOT testing, mechanical servicing and repairs of motor vehicles and D1 restricted to medical use).

3. CONSULTATION RESPONSE

The applicant has been in discussions with the Designing Out Crime Officer of the Metropolitan Police Service and secured by design certificates for the development have been granted to the developer.

An email from the SBD Met Officer has been received confirming that the certificates submitted with this DoC application have been issued by the relevant SBD Met Officer.

4. ANALYSIS/ASSESSMENT

Condition 27 reads:

PRIOR TO FIRST OCCUPATION: Secured by Design (Metropolitan Police)

27. Prior to first 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.

Reason: To ensure the safety and security of the development.

Pursuant to Condition 27 the applicant has provided details of the Secured by Design measures that have been introduced at the site to the Metropolitan Police Designing Out Crime Officers and certification has been issued. This has been officially confirmed by the SBD Met Officer by email. As such the scheme complies with the requirements of Secured by Design and would ensure the safety and security of the development.

5. RECOMMENDATION

DISCHARGE CONDITION 27

As shown on approved documents/drawings: SBD certificates granted to Jenga PLC for 163, 163A, and 163B granted 1st December 2022 by the Designing out Crime Officer – Metropolitan Police.