

Officer's Report

Application Number	HGY/2022/4219
Type	Approval of details reserved by a condition
Location	Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal	Approval of details pursuant to Sitewide Condition 21 (Public Lighting Strategy) in relation to Plot E (Ashley Road East site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer	Martin Cowie
Valid Date	24/11/2022
Applicant	Please refer to Company name
Agent	Matthew Eyre

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2018/2223

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019.

2. CONSULTATION RESPONSE

LBH Regeneration:
No objection

LBH Highways:
No objection

LBH Public Lighting:
No comments

3. ANALYSIS/ASSESSMENT

Condition 21 reads:

Public Lighting Strategy (LBH Development Management)

Details of a Public Realm Lighting Strategy shall be submitted in writing to and approved by the Local Planning Authority prior to installation of any lighting. The Strategy shall be in broad conformity with Vol 8 – Lighting Strategy of the Design and Access Statement (July 2018). The strategy shall be implemented as approved and maintained thereafter and shall be delivered in line with the timescales set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission. REASON: to ensure a high quality public realm This application seeks to discharge Sitewide Condition 16 in relation to Plot E, Ashley Road East only.

Pursuant to Condition 21, the applicant has submitted details in relation to the public lighting for Plot E (Ashley Road East site). The proposed lighting arrangements are accommodated within the plot boundary. The information has been reviewed by LBH Regeneration, Highways, Lighting and Planning officers and are considered satisfactory for the purposes of part discharging the condition.

4. RECOMMENDATION

GRANT PART DISCHARGE CONDITION