

Officer's Report

Application Number	HGY/2023/0201
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, N15
Proposal	Approval of details pursuant to Condition E15 Part B (Secure by Design Accreditation) 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	20/01/2023
Applicant	Please refer to Company Name
Agent	Matthew Eyre

RECOMMENDATION

Approve

The application seeks approval of details pursuant to Condition E15 Part B (Secure by Design Accreditation) 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.

Approved development - 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.

Condition E15 of planning permission HGY/2018/2223 states that:

Part A Prior to carrying out above ground works within Plot E (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot E shall be implemented in accordance with the approved details.

Part B Prior to first occupation of each building or part of a building or use within Plot E, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

REASON: To ensure safe and secure development and reduce crime.

Consultation - Met Police SBD:

Compliance site visit completed. Confirm the Secured by Design elements are complete and that any outstanding planning conditions can now be discharged in full. Pleased to say the project design and build teams have been fully invested in the SbD requirements and they have at all

times worked with ourselves to resolve any minor issues has they have arisen. Request both The Homes 2019 Gold Award and the Commercial 2015 Award from Secured by Design today the 1st February 2023 - letter dated 01.02.2023.

The details submitted in relation to Part B of Condition E15 have been reviewed by LBH Planning officers and the Met Police Designing Out Crime and are considered acceptable. Part B of Condition E15 can therefore be discharged.