

Officer's Report

Application Number	HGY/2023/0307
Type	Approval of details reserved by a condition
Location	High Road West, London, N17
Proposal	Approval of details reserved by Part A of Condition 8 (Rail protection) relating to Phase 1 (Plot A) attached to planning permission HGY/2021/3175
Case Officer	Philip Elliott
Valid Date	31/01/2023
Applicant	C/O Agent
Agent	Mr Archie Halls

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/0307

Ward: Bruce Castle

Date received: 31/01/2023

Last amended date: N/A

Drawing number/title of approved drawings/documents:

HRWPA-PTE-XX-ZZ-D-A-000002; email dated 27 January 2023.

Address: High Road West N17

Proposal: Approval of details reserved by Part A of Condition 8 (Rail protection) relating to Phase 1 (Plot A) attached to planning permission HGY/2021/3175.

Applicant: Lendlease (High Road West) Limited

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Hybrid Planning application was granted on 31/08/2022 for the following –

1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and

2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works.

3. ANALYSIS/ASSESSMENT

Condition 08 reads:

8. Rail protection (PRE-COMMENCEMENT)

No development shall take place abutting the railway until written confirmation has been submitted to the Council which confirms that for Part A or the relevant works within a Phase of the development including demolition, substructure and superstructure and all temporary works have been agreed in writing by RfL in relation to:

Part A) all works associated with the installation of a water main on Plot A shown in Plan ref. HRWPA-PTE-XX-ZZ-D-A-000002; or

Part B) other works associated with a Phase of the development as set out below:

- *provide details on all structures*
- *provide details on the use of plant*
- *accommodate the location of the existing RfL Assets / Infrastructure*
- *accommodate RfL Operational and Maintenance requirements*
- *accommodate ground movement arising from the construction thereof*
- *mitigate the effects of noise, vibration & distractions arising from the adjoining operations to the RfL Infrastructure & Operations*
- *No maintenance regime for the proposed development elevations facing the railway should be permitted which compromises the safe, efficient and economic operation of the railway.*
- *For all new developments adjacent to operational lines RfL accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.*
- *Any additional fencing required on the railway boundary, for example for screening purposes, must be independent of RfL's fencing and allow room for maintenance of both fences.*
- *All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of two metres from the railway boundary. The use of soakaways is not favoured by RfL and therefore is unacceptable as they could have a detrimental effect on RfL land. The drainage system should be designed to take this into account.*

Part A or the relevant works within a Phase of the development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development relevant to RfL hereby permitted which are required by the approved design statements in order to procure the matters mentioned in this condition shall be completed, in their entirety, before any part of a building within the relevant Phase hereby permitted is occupied.

REASON: To ensure that the development does not impact on existing or proposed Rail for London transport infrastructure & operations, in accordance with London Plan (2021) policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012. This response is made as Rail for London Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering, operational and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.

Following the grant of planning permission Ref: HGY/2021/3175, the applicant has continued engagement with Rail for London ('RfL') regarding the proposed construction works for Plot A. As part of these on-going discussions, they have been in receipt of correspondence confirming that RfL are content for works relating to the installation of a water main to be carried out. This satisfies Part A of the condition.

4. RECOMMENDATION

APPROVE DETAILS RESERVED BY Part A) OF CONDITION 8 FOR PHASE 1 (PLOT A)
ATTACHED TO HGY/2021/3175.

Informatives:

- The applicant is advised that Part B of the condition remains outstanding in relation to Plot A / Phase 1 and all other Phases of the development.