

Officer's Report

Application Number HGY/2022/4086
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 Application for the approval of details pursuant to Condition A32 (Installation of Roof Top structures – LBH Development Management) relating to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer Martin Cowie
Valid Date 11/11/2022
Applicant Please refer to Company Name
Agent Matthew Eyre

RECOMMENDATION

Approve

Proposal - Application for the approval of details pursuant to Condition A32 (Installation of Roof Top structures – LBH Development Management) relating to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

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

None

3. ANALYSIS/ASSESSMENT

Condition A32 reads:

Installation of Roof Top Structures (LBH Development Management)

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot A, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

Pursuant to Condition A32, the applicant has provided details of two proposed roof ladders required for maintenance purposes. These include:

- A permanently fixed roof ladder system with safety cage to provide access from L18 to the roof for maintenance.
- A balustrade and permanently fixed ladder system without safety cage to provide access from the the ground floor waste store to mezzanine for maintenance in the plant room.

Having reviewed the information submitted, LBH Planning officers consider the location and design of the proposed ladders are acceptable and would not adversely affect the appearance of the building nor the visual amenity of the surrounding area.

4. RECOMMENDATION

GRANT DISCHARGE CONDITION