

Officer's Report

Application Number	HGY/2023/0680
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 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	09/03/2023
Applicant	Please refer to Company Name
Agent	Matthew Eyre

RECOMMENDATION

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Approve

PROPOSAL

Approval of details pursuant to Condition Site-wide 21 (Public Realm Lighting Strategy) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019

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.

CONSULTATION RESPONSE

LBH Highways:

The site abuts LBH and TfL highway but the lighting strategy is pertaining only to the land within private ownership. The Highway land has been designed as per LBH lighting standards as per your conversations with Herbie and PCL Ken - email dated 06.04.2023.

LBH Public Lighting:

Yes we are ok with the lighting - email dated 17.04.2023.

ANALYSIS/ASSESSMENT

Site-wide Condition 21 of planning permission HGY/2018/2223 states that:

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*

Pursuant to condition 21, the applicant has provided details of the proposed lighting for the external areas in relation to Plot A (North Island site).

LBH Planning, Public Lighting and Highways officers have considered the information submitted and consider the details to be satisfactory. Site-wide condition 21 can therefore be discharged in relation to Plot A.

RECOMMENDATION

GRANT DISCHARGE CONDITION