

Officer's Report

Application Number	HGY/2023/1414
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	Partial approval of details pursuant to Condition A15 Part B (Secure by Design Accreditation (Metropolitan Police) 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	26/05/2023
Applicant	Refer to Company Name
Agent	Matthew Eyre

RECOMMENDATION

Approve

Proposal - Partial approval of details pursuant to Condition A15 Part B (Secure by Design Accreditation) 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

Met Police Designing Out Officer:

Please accept this letter as confirmation that Secured by Design consultations have been completed, the project Design Team and myself have reviewed, consulted and have a continued dialogue in regard to Secured by Design accreditation and I can therefore confirm that Part B of condition 15 (LPA ref: HGY/2018/2223) can now be discharged following a recent successful compliance site visit - letter dated 25.05.2023.

ANALYSIS/ASSESSMENT

Condition A15 states:

Secure by Design Accreditation (Metropolitan Police)
Part A

Prior to carrying out above ground works within Plot A (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 A 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 A, 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

This application seeks to discharge Part B of condition A15 following approval of Part A in November 2022 (Ref: HGY/2022/1770).

A site visit took place with the Designing out Crime Officer on 5th May 2023, where the implementation of the agreed principles approved in Part A of the condition were reviewed.

Following some further correspondence and sharing of details, the Designing out Crime Officer issued a letter dated 25th May 2023 confirming that the Part B of the condition can be discharged.

RECOMMENDATION

GRANT PART DISCHARGE CONDITION