

Officer's Report

Application Number	HGY/2023/1233
Type	Approval of details reserved by a condition
Location	Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal	Partial approval of details pursuant to Stage 1 of condition 26 (Archaeological Investigation) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works
Case Officer	Samuel Uff
Valid Date	09/05/2023
Applicant	Mr Bryan McNamee
Agent	Mr Oscar Bond

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2022/0752 Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site.

PROPOSAL

Approval of details pursuant to condition 26 - partial approval for Stage 1 (Archaeological Investigation) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works

CONSULTATION RESPONSE

Greater London Archaeology Advisory Service: details accord with relevant standards. Start date should be advised when known. The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.

ANALYSIS/ASSESSMENT

Condition 26 reads:

26) No development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning

authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- (A) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- (B) Where appropriate, details of a programme for delivering related positive public benefits;
- (C) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To comply with the requirements of paragraph 194 of the NPPF 2021 and Policy DM9 of the Development Management DPD 2017.

Pursuant to condition 26 the applicant has provided written details for a scheme of investigation for archaeological evaluation, which is considered to suffice for Stage 1. If significant archaeological remains are encountered in the Stage 1 evaluation trenches, then a further submission to secure a Stage 2 investigation will be required before commencement.

The GLAAS officer has been emailed advising that this is scheduled to start on-site by the end of summer. The planning agents dealing with conditions are copied in as a point of contact for any further requirements.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 24 - Stage 1 only

Informatives:

- The Applicant is advised that condition 26 has only been partially discharged and relates to Stage 1 only. If significant archaeological remains are encountered in the Stage 1 evaluation trenches, then a further application will need to be submitted to the local planning authority for formal approval to secure a Stage 2 investigation, which will be required before commencement of further works and for condition 26 to be discharged in full.