

Officer Report

Application Number:
Application Type:
Address:
Proposal:

HGY/2023/2575
Approval of details reserved by a condition
Land at Watts Close, London, N15 5DW
Approval of details pursuant to condition 14 (Secure by Design) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.
Case Officer: Tania Skelli
Valid Date: 26/09/2023
Applicant: Formation Design & Build Ltd.
Agent: Eva Romero

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HGY/2022/0035 Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

3. CONSULTATION RESPONSE

Met Police – Support

4. ANALYSIS/ASSESSMENT

Condition 14 reads:

Secure by Design

Prior to occupation, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure safe and secure development and reduce crime.

Pursuant to condition 14 the applicant has provided the relevant SBD certificates as awarded by the Met Police. The northern part of the development (Lomond Close) was awarded a GOLD certificate. The southern part of the development was awarded SILVER and is advised by the Met Police to likely be awarded GOLD prior to occupation. In accordance with this advice and support by the Met Police, the submission is considered acceptable for discharge.

The following condition are outstanding:

4(b-d) (Energy).

Conditions 5 (Overheating) 6b (Living roofs), 7b (Biodiversity) and 8 (c-d) (Land contamination), are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

The following condition are outstanding:

4(b-d) (Energy).

Conditions 5 (Overheating) 6b (Living roofs), 7b (Biodiversity) and 8 (c-d) (Land contamination), are currently under consideration.