



Officer Report

Application Number:	HGY/2026/0222
Application Type:	Approval of details reserved by a condition
Address:	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal:	Partial approval of details pursuant to condition 30 (Building User Guide) for Phase 1a only, attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023
Case Officer:	Samuel Uff
Valid Date:	26/01/2026
Applicant:	Mr James Meehan
Agent:	

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2022/1833 Hybrid Planning Application for:

- (1) Detailed planning permission for Phase 1A, for:
 - (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2;
 - (b) the demolition of other existing buildings (in accordance with the demolition plan);
 - (c) the erection of new buildings for residential uses (Use Class C3);
 - (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses;
 - (e) landscaping including enlargement of the Peace Garden; and,
 - (f) associated car and cycle parking spaces and servicing spaces;
- (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and
- (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for:
 - (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2;
 - (b) provision of associated pedestrian and cycle accesses;
 - (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and,

(d) car and cycle parking spaces and servicing spaces.

CONSULTATION RESPONSE

LBH Carbon Management: The revised guide is supported and is now satisfactory in addressing overheating risks, with improved visuals and clearer resident actions. It now includes a clear cooling hierarchy, scenario-based guidance for when external air is cooler/warmer than indoors, and improved accessibility through quick “do/don’t” prompts. It also appropriately highlights health risks and signposts residents to NHS heatwave advice. On this basis, the updated guide is considered acceptable, and therefore, Condition 30 is recommended to discharge.

ANALYSIS/ASSESSMENT

Condition 30 (Building User Guide) reads:

Prior to occupation of each plot/block, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy SI4 with passive measures being considered ahead of cooling systems for different heatwave scenarios. The Building User Guide should be easy to understand, and will be issued to any residential occupants before they move in, and should be kept online for residents to refer to easily.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

The information submitted for the proposed buildings is considered to be acceptable for the Phase 1a.

As such the Condition 30 for the Building User Guide for Phase 1a can be discharged.

RECOMMENDATION

GRANT PARTIAL DISCHARGE FOR CONDITION 30