



Officer Report

Application Number:	HGY/2026/0809
Application Type:	Approval of details reserved by a condition
Address:	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal:	Approval of details reserved by condition 17 (Verification Report - partial approval for Plots B2 and C of Phase 1a only) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer:	Samuel Uff
Valid Date:	23/03/2026
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 Pollution: Following the additional information received on waste disposal, recommend the discharge of Condition 17 for Plot B2 and C only.

ANALYSIS/ASSESSMENT

Condition 17 reads:

Prior to the first occupation of each relevant block, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. All submissions shall be accompanied by a plan that shows the exact extent of each phase, block or building.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.

Condition 17 requires verification of the remediation strategy outlined in Condition 16, previously approved prior to the occupation of each block. This submission relates to Plot B2 and Plot C only. Block C2 was previously approved and this submission provides further information for Blocks C1 and C3 of Plot C. This information is acceptable and Plot C can be completely discharged in full alongside Plot B2. It should be noted that this does not cover Plot B1, which will require verification to be submitted at a later date. The relevant part of this condition regards the submission of a verification report, which has been submitted and reviewed by Officers. As such, this is considered to be acceptable.

RECOMMENDATION

GRANT PARTIAL APPROVAL OF CONDITION 17 - PLOT B2 and C ONLY

Informatives:

The applicant is advised that Condition 17 has only been discharged in part in that this Decision Notice relates to Plot B2 and Plot C of Phase 1a only and further formal submissions for verification will be required for all other plots.