



Officer Report

Application Number: HGY/2026/0528
Application Type: Approval of details reserved by a condition
Address: Garages Adjacent to 200 Morley Avenue , Morley Avenue, London, N22 6NT
Proposal: Approval of details pursuant to Condition 13 (Secured By Design) of planning permission HGY/2021/0054 for "Demolition of existing garages adjacent to 200 Morley Avenue. Erection of one x three bed four person, two-storey property with associated front & rear gardens, refuse/recycling and cycle storage."
Case Officer: Roland Sheldon
Valid Date: 01/04/2026
Applicant: Mr David Argent
Agent: Mr Andrew Crocker

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT and relevant planning history

Planning permission was granted for Demolition of existing garages adjacent to 200 Morley Avenue. Erection of one x three bed four person, two-storey property with associated front & rear gardens, refuse/recycling and cycle storage, under planning reference HGY/2026/0528.

2. ANALYSIS/ASSESSMENT

Condition **13** reads as follows:

Prior to first occupation of the development hereby approved, 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 the discharge of the condition, the following details have been submitted:

- Location Plan
- HGY_2021_0054 Secure By Design Photographs for Condition 13
- SBD silver cert - 202 Morley Ave

The applicant has provided a Secure By Design (SBD) certificate for the development, alongside photographs evidencing some of the security measures employed on site in order to achieve SBD certification. The condition can therefore be recommended to be discharged.

3. RECOMMENDATION – Approve discharge of the condition