



Officer Report

Application Number:	HGY/2026/0285
Application Type:	Approval of details reserved by a condition
Address:	313, The Roundway, Tottenham, London, N17 7AB
Proposal:	Approval of details for the discharge of condition 6 (parts b and c only - Secured by Design) for planning permission HGY/2022/0967 dated 15/09/2023.
Case Officer:	(Condition 6 now discharged in full) Adam Silverwood
Valid Date:	18/02/2026
Applicant:	PRATIBHA .
Agent:	PRATIBHA RAM

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/0967: Demolition of existing buildings and erection of a three to five storey building with new Class E floorspace at ground floor and residential C3 units with landscaping and associated works.

This application was approved on the 15th September 2023.

2. ANALYSIS/ASSESSMENT

Condition 6 reads:

'a) Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development.

b) Prior to the first occupation of each building or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.

c) Commercial aspects of the development must achieve the relevant Secured by Design Accreditation at the final fitting stage, prior to residential occupation of such building in accordance with part (b) above and commencement of business. Details shall be submitted to and approved, in writing, by the Local Planning Authority.

The development shall only be carried out in accordance with the approved details.

REASON: To ensure the safety and security of the development and locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.'

Pursuant to Condition 6 (Parts B and C), details have been assessed by the Metropolitan Police Designing out Crime Team who advise that the development has achieved a Gold Certificate and therefore complies with the requirements of this condition. The proposed details are acceptable and meet the requirements of the condition 6 above and therefore this application is acceptable for approval.

Part (a) of Condition 6 has already been approved (HGY/2024/1614), therefore Condition 6 has now been discharged in full.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 6 PARTS (b) AND (c) ONLY

Informatives:

The applicant is informed that Condition 6 has now been discharged in full.
(Condition 6 part (a) reference HGY/2024/1614 approved 10th July 2024)