



Officer Report

Application Number:	HGY/2026/0516
Application Type:	Approval of details reserved by a condition
Address:	26-28, BROWNLOW ROAD, LONDON, N11 2DE
Proposal:	Approval of details reserved by a condition 17 (a) & (b) Secured design ref: HG/2020/1615 as amended by non-material amendment HG/2022/0660
Case Officer:	Josh Parker
Valid Date:	25/02/2026
Applicant:	C/O Agent
Agent:	Henry Bell

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2020/1615 - Demolition of existing buildings; erection of a part 3 and part 4 storey building comprising 23 flats; erection of 1 detached dwelling to the rear with 1 parking space, provision of 3 disabled parking spaces at the front; cycle, refuse and recycling storage; provision of new access onto Brownlow Road and accessway to the rear.

HGY/2022/0660 - Non-material amendment to full planning permission HG/2020/1615 for:

Amendment 01 - Sliding patio doors proposed on east and north elevation to replace approved windows.

Amendment 02 - Additional door opening proposed to plot 7 (first floor) and 13 (second floor) to allow access to external terrace.

Amendment 03 - Window and patio door positioning slightly amended on the proposed side (north) elevation.

Amendment 04 - Minor alteration to the window height on south elevation serving ground floor kitchen.

Amendment 05 - Grey obscured glazed infill panels included within window design.

Amendment 06 - OV required to be above lift shaft structure at roof level.

Amendment 07 - 3rd floor windowsills set to a minimum of 800mm above the FFL.

Amendment 08 - Addition of horizontal glazing bars to allow for openable windows.

Amendment 09 - 4no. door leaves on west elevation to replace 3 (to avoid doors being two wide).

ANALYSIS/ASSESSMENT

Applicant seeks approval of details reserved by a condition 17 (b) Secured design ref: HG/2020/1615 as amended by non-material amendment HG/2022/0660

Condition 17 (Secured design) reads:

PRIOR TO ABOVE GROUND WORKS COMMENCEMENT: Secured by Design

a) Prior to the commencement of above ground works to 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. The development shall only be carried out in accordance with the approved details.

b) Prior to the first occupation of each building or part of a building or use, 'Secured by Design' certification shall be obtained for such building or part of such building or use.

Reason: In the interest of creating safer, sustainable communities.

Officer comments

The applicant has submitted Silver Secure by design accreditation, with confirmation from the Metropolitan Police that the proposal is acceptable. Officers note that the condition 17 (a) a pre commencement condition has not been discharged. Although this contrast with planning procedure, the scheme is completed and has satisfied the requirements as set out by the Metropolitan Police as intended by the condition 17. The Local Planning Authority is therefore satisfied that the full condition 17 parts (a) and (b) can now be discharged.

RECOMMENDATION

GRANT DISCHARGE