



Officer Report

Application Number:	HGY/2026/0990
Application Type:	Approval of details reserved by a condition
Address:	45-63, Lawrence Road, Tottenham, London, N15 4EF
Proposal:	Approval of details pursuant to condition 31 (Secure by Design) attached to planning permission HGY/2016/1213
Case Officer:	Valerie Okeiyi
Valid Date:	27/02/2026
Applicant:	Oliver
Agent:	Theo Theodosiou

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing buildings and redevelopment of the site to provide one interconnected new building ranging from the to seven storeys in height which includes a recessed top floor comprising 80 residential units (use class C3) and 566sqm of commercial floor space (Use class B1/A2) on ground and first floor level, including 8 disabled parking spaces, 1 car club space including associated work.

2. CONSULTATION RESPONSE

EXTERNAL

No objection

3. ANALYSIS/ASSESSMENT

Condition 31 (Secure by Design) reads:

Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into all the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details

The SBD Officer is satisfied that the development meets safety, security and secured by design. Condition 31(Secure by Design) can therefore be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 31