



Officer Report

Application Number:	HGY/2026/1309
Application Type:	Approval of details reserved by a condition
Address:	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA
Proposal:	Approval of details pursuant to condition 7 (Secure by Design) attached to planning permission ref: HGY/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.
Case Officer:	Tania Skelli
Valid Date:	08/05/2026
Applicant:	Mr Ian Wheeler
Agent:	Mrs Lucia Benitez

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2727 Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.

2. CONSULTATION RESPONSE

Met Police/ Secure by Design Officer - support

3. ANALYSIS/ASSESSMENT

Condition 7 reads:

Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use and thereafter all features

are to be permanently retained. Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development. Confirmation of the certification shall be submitted to and approved in writing by the Local Planning Authority.

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

Pursuant to condition 7, the applicant has provided the evidence of a Gold certificate issued by the Met Police to demonstrate compliance with the relevant standards. This was reviewed by the Secure by Design Officer and is considered satisfactory for discharge.

Accordingly, the condition is recommended to be discharged.

5. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 7

Informatives:

The following conditions are outstanding:

20 (b-c) (Energy), 23 (Highway works) and 28(b) (Passive house).