

Application Number:	HGY/2026/0907
Application Type:	Approval of details reserved by a condition
Address:	39 Queen Street, London, N17 8HZ
Proposal:	Approval of details reserved by a condition 28 (S278 Highways Works) attached to planning reference HGY/2024/1203
Case Officer:	Sarah Madondo
Valid Date:	30/03/2026
Applicant:	6
Agent:	C/O Agent Mr Nathan Wilson

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Approval of details reserved by a condition 28 (s278 Highways Works) attached to planning reference HGY/2024/1203

Approved application

HGY/2024/1203: Redevelopment for industrial and warehousing purposes (within Use Classes E(g)(ii), E(g)(iii), B2 and B8, with ancillary office accommodation together with access, service yard, car and cycle parking, landscaping, construction of a new substation, boundary treatments and other related works including demolition.

2. ANALYSIS/ASSESSMENT

Condition 28 reads:

Before works commence on site to implement the development, the developer shall provide detailed of the existing road surface condition including the footways and bell mouth access. Before the scheme is occupied the developer will be required to submit details of the condition of the highways to the Local Planning Authority.

Reason: To ensure the highway works are undertaken to a high-level of standards and in accordance with the Council's requirements.

Pursuant to condition 28, the applicant has submitted schedule of condition and covering letter dated 13th March 2026 which has been reviewed by the transportation officer who has advised that a detailed highway dilapidation survey has been submitted, as such, sufficient information has

been provided for the purposes of discharging this condition. The details submitted are considered acceptable and in line with the intentions of the condition.

3. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 28. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.