



Officer Report

Application Number:	HGY/2026/1687
Application Type:	Approval of details reserved by a condition
Address:	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal:	Partial approval of details (Plots C1 and D2 only of Phase 1a) pursuant to Condition 12 (SBD) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023
Case Officer:	Samuel Uff
Valid Date:	15/06/2026
Applicant:	Mr James Meehan
Agent:	

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2022/1833

Hybrid Planning Application for:

- (1) Detailed planning permission for Phase 1A, for:
 - (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2;
 - (b) the demolition of other existing buildings (in accordance with the demolition plan);
 - (c) the erection of new buildings for residential uses (Use Class C3);
 - (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and cycle accesses;
 - (e) landscaping including enlargement of the Peace Garden; and,
 - (f) associated car and cycle parking spaces and servicing spaces;
- (2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and
- (3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for:
 - (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2;
 - (b) provision of associated pedestrian and cycle accesses;
 - (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and,
 - (d) car and cycle parking spaces and servicing spaces.

CONSULTATION RESPONSE

Designing Out Crime Officer: Confirmation of certificates.

ANALYSIS/ASSESSMENT

Condition 12 (SBD) reads:

a) Prior to first occupation of each block in a Phase issue the relevant letter of Compliance to the Local Planning Authority for its written approval.

b) Prior to the final occupation of each Phase, 'Secured by Design' minimum Silver certification shall be obtained for such Phase and submitted to the Local Planning Authority for its written approval. Thereafter all features are to be retained.

Reason: To ensure safe and secure development and reduce crime.

Pursuant to Condition 12 the applicant has submitted proof of the Silver Certificate for Plots C1 and D2 of Phase 1a only. This is considered sufficient detail for the partial discharge of this condition for Plots C1 and D2 only.

Plots A1, B1, B2, C1, C2 and D2 have now been approved.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 12 FOR PLOTS C1 & D2 of phase 1A ONLY

Informatives:

The applicant is informed that this decision relates to to Plots C1 and D2 only.