



Officer Report

Application Number:	HGY/2026/1301
Application Type:	Approval of details reserved by a condition
Address:	37-39, West Road, London, N17 0RE
Proposal:	Approval of details reserved by a condition 10 (Drainage) attached to planning reference HGY/2025/0617
Case Officer:	Sarah Madondo
Valid Date:	08/05/2026
Applicant:	HE5 UK Enterprises 25 GP Limited
Agent:	Chris Malone

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2024/0617: Demolition of all buildings and structures and the construction of a building for flexible Class B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial uses with ancillary office, associated service yard, access point, car parking, and landscaping.

2. CONSULTATION RESPONSES

LBH Drainage- no objection

3. ANALYSIS/ASSESSMENT

Condition 26 reads

No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:

- a) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.
- b) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.
- c) An evidence from the Thames Water confirming that the site has an agreed rate and point of discharge.

Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system, in accordance with Policies SI 12 and SI 13 of the London Plan 2021 and Policies DM24 and DM25 of the Development Management DPD.

Pursuant to Condition 10, the applicant submitted the Drainage Planning Strategy, DS615286-S106 Direct Consent and Network Calculation, which has been reviewed by the Council's Drainage

Officer. The Drainage Officer has advised that, given the site-specific constraints, the evidence provided, and in the interests of facilitating the development whilst ensuring an acceptable standard of flood risk management, they have no objections to the proposal. Accordingly, Condition 10 (Drainage) can be discharged.

It is therefore considered that the submitted details are acceptable and comply with the requirements and intentions of the condition.

3. RECOMMENDATION - GRANT DISCHARGE