



Officer Report

Application Number:	HGY/2026/1547
Application Type:	Approval of details reserved by a condition
Address:	103-107 North Hill, Hornsey, London, N6 4DP
Proposal:	Approval of details pursuant to condition 8 (Secure by Design Accreditation) attached to planning permission HGY/2024/3240
Case Officer:	Valerie Okeiyi
Valid Date:	01/06/2026
Applicant:	Mr Mitesh Dhanak
Agent:	Mr raymond Mortimer

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of existing buildings and redevelopment to provide a new care home and rehabilitation clinic (Class C2 - Residential Institution) fronting View Road and including up to 50 beds, hydro pool, salon, foyer/central hub, gym/physio room, lounge and dining rooms and consulting rooms, together with a new residential building (Class C3 - Dwelling Houses) fronting North Hill providing 9 flats (5 x1 bed, 3 x 2 bed and 1 x 3 bed), car and cycle parking, refuse/recycling storage, mechanical and electrical plant, hard and soft landscaping, perimeter treatment and associated works.

2. CONSULTATION RESPONSE

External

Secure by Design comments

No objection (comments summarised)

3. ANALYSIS/ASSESSMENT

Condition 8 (Secure by Design Accreditation) reads:

Prior to the commencement of above ground works to each building or part of a building hereby permitted, details shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by design guidelines at the time of above grade works of each building within the development. The development shall only be carried out in accordance with the approved details

Reason: To ensure a safe and secure development and reduce crime in accordance with Policies D4 and D11 of the London Plan 2021, Policy SP11. of the of Local Plan Strategic 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017

The Secure by Design Officer is satisfied that the development has shown that it can achieve SbD accreditation and therefore recommend the discharge of Condition 8 (Secure by Design Accreditation)

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 8