



Officer Report

Application Number: HGY/2026/1250
Application Type: Approval of details reserved by a condition
Address: Haringey Ward, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal: Partial approval of details pursuant to Condition 43 (Condition Survey - part (a) only) for Phases 1b/2 attached to detailed Planning Permission HGY/2022/1833 dated 10 July 2023
Case Officer: Samuel Uff
Valid Date: 07/07/2026
Applicant: Mr Thomas A Moore
Agent: Mr Thomas Moore

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

LBH Highways / Transport:

No objection (comments summarised)

ANALYSIS/ASSESSMENT

Condition 43 reads as below, with the relevant part (a) in bold:

(a) No development shall commence within a Phase until an existing condition survey of the associated public highway has been undertaken in collaboration with the Council's Highways Maintenance team.

(b) Within one month of the completion of the respective Phase works, including any associated highway works, a final condition survey shall be undertaken of the highway areas identified in collaboration with the Council's Highways Maintenance team. Reason: To ensure the construction works do not result in the deterioration of the condition of the public highway.

This condition requires a condition survey to be provided prior to commencement of the relevant phase, which in this instance is Phase 1b and 2. The documents submitted show sufficient detail of the highway condition. Part (b) will be required at the end of the development of this phase.

Conclusion

The submitted information is sufficient for partial discharge of Condition 43, part (a) only for Phases 1b and 2 only.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 43(a) ONLY AND FOR PHASES 1b / 2 only

Informatives:

The submitted information is sufficient for partial discharge of Condition 43, part (a) only and for Phases 1b and 2 only.

Details for part (b) will be required within one month of the completion of Phases 1b and 2.