



Officer Report

Application Number:	HGY/2026/2064
Application Type:	Approval of details reserved by a condition
Address:	44-46, Hampstead Lane, London, N6 4LL
Proposal:	Approval of details reserved condition 9 (SBD) of planning permission HGY/2022/2731 for demolition of the existing dwellings and erection of new care home (Use Class C2)
Case Officer:	Samuel Uff
Valid Date:	20/07/2026
Applicant:	-
Agent:	Alicia Privett

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2023/2731

Demolition of existing dwellings and redevelopment to provide a 66 bed care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 4 no. trees; amended boundary treatment; and associated works.

2. CONSULTATION RESPONSE

Metropolitan Police Designing Out Crime Officer – Confirm detail is acceptable.

3. ANALYSIS/ASSESSMENT

Condition 9 (SBD) reads:

Prior to the commencement of above ground works to each building or part of a building, 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. 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 Haringey's Local Plan Strategic Policies 2017 and Policies DM1 and DM2 of the Development Management Development Plan Document 2017.

Pursuant to condition 9, details have been submitted for SBD information. These have been reviewed by Metropolitan Police Designing Out Crime Officer and agreed. On this basis the details submitted are considered acceptable for the purposes of condition 9.

It is noted that further details of certification will be required by virtue of Condition 10, which requires details prior to occupation.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 9