



Officer Report

Application Number: HGY/2026/2537
Application Type: Approval of details reserved by a condition
Address: Ashdowne Court, 56 Lansdowne Road, Tottenham, London, N17 9XQ
Proposal: Approval of details reserved by a condition 8 (Details of Full Secured By Design Accreditation)) attached to planning permission ref: HGY/2022/0295
Case Officer: Kwaku Bossman-Gyamera
Valid Date: 09/09/2026
Applicant: Alexander James Contracts
Agent: Colony Architects

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/0295 – Redevelopment of existing car parking area to provide 3 x 3-bedroom houses over three-storeys with associated gardens, refuse/recycling and cycle stores. Reconfiguration of parking area accessed off Tilson Road to rear, including new vehicular gate, provision of additional communal amenity space and replacement refuse/recycling and storage facilities. Enhanced landscaping across Ashdowne Court

the original site was known as 2B, C, D Spencer Rd, hence the reference in the certificate to that address.

ANALYSIS/ASSESSMENT

Condition 8 (Secured by Design Accreditation)) reads:

Prior to occupation, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

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

Pursuant to condition 8, applicant has provided a certificate detail in respect of this condition. Metropolitan Police has awarded "Gold Certificate" in relation to the above scheme which demonstrate that the proposed development is satisfactory with regards to understanding and improving both the security and resilience of the development through detailed risk assessments

and practical mitigation strategies. The details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION

GRANT DISCHARGE