

# Officer Report

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| <b>Application Number:</b> | <b>HGY/2023/2910</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Address:</b>            | 175 Willoughby Lane, London N17 0RX                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Proposal:</b>           | Approval of details for condition 17 (External Lighting) pursuant to planning permission ref. HGY/2022/0664 for the demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 and B8 (with ancillary offices), car parking, service yard areas, landscaping and associated works. |
| <b>Case Officer:</b>       | Sarah Madondo                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Valid Date:</b>         | 19/10/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Applicant:</b>          | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Agent:</b>              | Mr Jamie Loxley                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## **RECOMMENDATION**

**Approve**

### **Proposed Development**

Approval of details reserved by a condition 17(External Lighting) attached to planning reference HGY/2022/0664

### **Site & Surroundings**

The site is a two storey building located on the corner of Dysons Road to the East and Brantwood Road to the south. The site is bounded by the Redcorn waste disposal operation to the west and other commercial and industrial units to the south on the other side of Brantwood Road. The area to the north of the site along Dysons Road and Middleham Road is residential in nature, primarily comprising 2 storey houses. A public right of way runs east to west along the north of the plot between the commercial plots and the houses of Middleham Road. The site is designated as a Strategic Industrial Location and within Flood Zone 2. The surrounding area is characterised by industrial and commercial uses. The site also lies within the Tottenham Area Action Plan area and is within an Archaeological Priority Area. The site is not located in any conservation area nor is listed building.

### **APPROVED DEVELOPMENT**

HGY/2022/0664 – Demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 and B8 (with ancillary offices), car parking, service yard areas, landscaping and associated works.

## **ANALYSIS/ASSESSMENT**

Condition 17 reads:

*Prior to the commencement of development above slab level full details of the proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. Lighting is to be restricted to those areas where it is necessary with additional shielding to minimise obtrusive effects. The approved scheme is to be fully completed and shall be permanently maintained thereafter.*

*Reason: In the interest of design quality, residential amenity and public and highway safety*

Pursuant to condition 17, the applicant submitted drawing B35261/EXT/100 and External lighting Report dated July 2021 which has been reviewed by Lighting Officer and advises that details submitted are sufficient for the purposes of discharging this condition. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

## **RECOMMENDATION - GRANT DISCHARGE**

It is considered that sufficient information has been submitted in support of this application to discharge condition 17. The recommendation is therefore one of approval to discharge the condition as sought by this planning application