



Officer Report

Application Number:	HGY/2023/2395
Application Type:	Approval of details reserved by a condition
Address:	Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal:	Partial approval of details (Phase 1A only) pursuant to Condition 23 (Source Protection Strategy) and Condition 49 (a)&(b) (Archaeology) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer:	John Kaimakamis
Valid Date:	06/09/2023
Applicant:	Mr Jomel Allen
Agent:	MR Jomel Allen

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Hybrid Planning Application was granted consent on 10 July 2023 for the following:

- (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.

ANALYSIS/ASSESSMENT

Condition 23

Condition 23 reads as follows:

“Source Protection Strategy

Development (other than demolition and site preparation works) within any Phase shall not commence until a Source Protection Strategy detailing how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction has been submitted to and approved by, the local planning authority in consultation with the water undertaker. The development shall thereafter be constructed in line with the recommendations of the strategy.

Reason: To ensure that the water resource is not detrimentally affected by the development.”

Pursuant to Condition 23 the applicant has provided the following document: Source Protection Strategy (Ref: L-21914-2.4.2-23-575-RJG) dated 21 July 2023 prepared by IDOM. This information was referred to Thames Water being the water undertaker, who commented as follows:

“Thank you for consulting Thames Water for the discharge of matters relating to Water Resource Protection Strategy (Condition 23 for Phase 1A). Thames Water confirms they are happy for the condition referenced, to be discharged based on the information submitted.”

Furthermore, the information was referred to the Council's Flood and Water Management Team, who stated that the “Source Protection Strategy” relates to the Ground Water and protection of the site from the same, which falls outside the remit of LLFA. The LLFA only provide comments on the Surface Water Drainage Strategy and its impacts and the Ground Water remains the responsibility of the Environment Agency. As such, the submission was also referred to the Environment Agency, who have confirmed that they have no comments to make with regard to Condition 23.

As such, it is considered that adequate details have been submitted to discharge Condition 23 for Phase 1A only. An informative will be placed on any decision notice informing the applicant that details pertaining to remaining phases are still required to be submitted before commencement of works within those phases.

Condition 49

Condition 49 reads as follows:

“Written Scheme of Investigation (Archaeology)

No development (excluding demolition and above ground site clearance works) shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

(a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

(b) Where appropriate, details of a programme for delivering related positive public benefits

(c) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To protect heritage assets with particular reference to archaeology."

Pursuant to Condition 49 the applicant has provided the following document: Written Scheme of Investigation for an Archaeological Evaluation Version 2 (Ref: JAC27632) dated June 2023 prepared by rpsgroup. This information was referred to the Greater London Archaeological Advisory Service as part of Historic England, who commented as follows:

"Having considered the submitted document I confirm it accords with relevant standards and guidance and that it is in compliance with the condition.

The start date when known should be communicated by the archaeological practice to this office. I will conduct monitoring visits on behalf of your office.

The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication."

In light of the above referral response, it is considered that adequate details have been submitted to discharge parts (a) and (b) only for Condition 49 and for Phase 1A only. Further details are still required for part (c) of Condition 49 and all details pertaining to the condition are still required for all other phases.

An informative will be placed on any decision notice informing the applicant that details pertaining to both part (c) of Phase 1A remain outstanding as well as all details for the remaining phases on the site.

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION

PARTIAL APPROVAL OF DETAILS (PHASE 1A ONLY) RESERVED BY CONDITIONS 23 and 49(a)&(b) ATTACHED TO HGY/2022/1833.

As shown on approved drawings/documents:

Condition 23

- Source Protection Strategy (Ref: L-21914-2.4.2-23-575-RJG) dated 21 July 2023 prepared by IDOM

Condition 49

- Written Scheme of Investigation for an Archaeological Evaluation Version 2 (Ref: JAC27632) dated June 2023 prepared by rpsgroup

INFORMATIVES

The applicant is informed that condition 23 has only been discharged in part in that they relate to Phase 1A only and that details pertaining to the remaining phases are still required to be submitted before commencement of works within those phases.

The applicant is informed that condition 49 has only been discharged in part in that they relate to parts (a) and (b) of Phase 1A only and that details pertaining to part (c) of Condition 43 for Phase 1A and all details pertaining to the condition are still required for all other phases are still required to be submitted in accordance with the details set out in the condition.

Informatives:

The applicant is informed that condition 23 has only been discharged in part in that they relate to Phase 1A only and that details pertaining to the remaining phases are still required to be submitted before commencement of works within those phases.

The applicant is informed that condition 49 has only been discharged in part in that they relate to parts (a) and (b) of Phase 1A only and that details pertaining to part (c) of Condition 43 for Phase 1A and all details pertaining to the condition are still required for all other phases are still required to be submitted in accordance with the details set out in the condition.