



Officer Report

Application Number:	HGY/2023/0352
Application Type:	Approval of details reserved by a condition
Address:	44-46, High Road, London, N22 6BX
Proposal:	Approval of details pursuant to condition 17 (housing and infrastructure phasing plan agreed with Thames Water) attached to planning permission that was allowed at appeal ref. APP/Y5420/W/18/3218865 (original planning reference HGY/2018/1472).
Case Officer:	Valerie Okeiyi
Valid Date:	06/02/2023
Applicant:	c/o Agent
Agent:	Mr Ben Young

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development

2. CONSULTATION RESPONSE

Thames Water –

Water Comments

Thank you for consulting Thames Water for the discharge of matters relating to water networks. Thames Water confirm that they are happy for the water networks condition referenced, to be discharged based on the information submitted.

3. ANALYSIS/ASSESSMENT

Condition 17 (housing and infrastructure phasing plan agreed with Thames Water) of planning appeal reference APP/Y/5420/W/18/3218865 reads:

No properties shall be occupied until written confirmation has been provided to the Local Planning Authority to demonstrate that either:

- All water network upgrades required to accommodate the additional flows from the development have been completed; or
- A housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with that plan.

Thames Water have reviewed the detail submitted relating to the water network condition and is satisfied for condition 17 to be discharged

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 17