

Officer Report

Application Number:	HGY/2023/3055
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 21 (Piling Method Statement) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer:	John Kaimakamis
Valid Date:	13/11/2023
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 21

Condition 21 reads as follows:

“Piling Method Statement

Piling, deep foundations and other intrusive groundworks using penetrative measures shall not be carried out within each relevant Phase other than with the prior written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any proposed piling, deep foundations and other intrusive groundworks do not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement N. Groundwater Resources of ‘The Environment Agency’s approach to groundwater protection”.

Pursuant to Condition 21 the applicant has provided the following documents: Preliminary Piling Method Statement (Ref: N15301-MHT-XX-XX-RP-S-00001) Rev 02 dated 14 September 2023 prepared by Meinhardt; Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing; Project Management Plan CFA Piling including Appendices (Ref: FM-HSS-H03-02) Issue 09 Rev 00 dated 3 November 2023 prepared by Rock and Alluvium; and Rock and Alluvium Comments on Environmental Guidelines for the CFA piling works at St. Ann’s Hospital Harringay.

This information was referred to the Environment Agency, who commented as follows:

“It is noted from the submissions that piled foundations will not penetrate the base on the London Clays and impact deeper, more sensitive aquifers. As such we are able to recommend the discharge of Condition 21 for Phase 1 of the site.

Please note that should there be any change in foundation design resulting in deeper pile depths then we would ask that the risks to deeper aquifers be reconsidered and the Environment Agency reconsulted under this condition. We look forward to being consulted on this condition for other phases of the development.”

The submission was also referred to Thames Water who stated that “for the discharge of matters relating to piling near a strategic water main Thames Water confirm that they are happy for the piling condition referenced, to be discharged based on the information submitted.”

Further, the submission was referred to the Council’s Pollution Officer who commented as follows:

“Having looked at the submitted information along with Thames Water comments recommending the discharge of the condition, the Pollution Team agrees with Thames Water’s comments and have no further comment in regards to this application.”

As such, it is considered that adequate details have been submitted to discharge Condition 21 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.

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION

PARTIAL APPROVAL OF DETAILS (PHASE 1A ONLY) RESERVED BY CONDITION 21 ATTACHED TO HGY/2022/1833.

As shown on approved drawings/documents:

- Preliminary Piling Method Statement (Ref: N15301-MHT-XX-XX-RP-S-00001) Rev 02 dated 14 September 2023 prepared by Meinhardt
- Drawing No. N15301-KCA-ZZ-ZZ-DR-A-00006 Rev C01 – Sitewide, Phasing Plan, Parameter Massing
- Project Management Plan CFA Piling including Appendices (Ref: FM-HSS-H03-02) Issue 09 Rev 00 dated 3 November 2023 prepared by Rock and Alluvium
- Rock and Alluvium Comments on Environmental Guidelines for the CFA piling works at St. Ann's Hospital Haringey

INFORMATIVES

The applicant is informed that condition 21 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.

Informatives:

INFORMATIVE: The applicant is informed that condition 21 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.