



Officer Report

Application Number: HGY/2024/0209
Application Type: Approval of details reserved by a condition
Address: Land north of Monument Way and South of Fairbanks Road, London, N17
Proposal: Application for approval of details pursuant to Condition 15 (PRE-ABOVE GROUND WORKS – Secure by Design Certificate (Metropolitan Police Service)) of planning permission ref: HGY/2018/0050 approved on 16.03.2018 in relation to Land North of Monument Way and South of Fairbanks Road, N17.
Case Officer: Philip Elliott
Valid Date: 25/01/2024
Applicant: 4
Agent: Ms Angela Wint
Anthony Wickett

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/0209

Ward: Tottenham Hale

Date received: 25/01/2024

Last amended date: 08/02/2024

Drawing number of plans:

Metropolitan Police Designing out Crime NE Unit letter dated 24th January 2024; and SBD Gold Award Certificate dated 01.02.24.

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Applicant: Mulalley (Agent) on behalf of Angela Wint (Newlon)

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

HGY/2018/0050 - Submission of reserved matters namely a) Scale, b) Layout, c) Landscaping, and d) Appearance of outline planning permission reference HGY/2016/2184 dated 21/12/2017 for 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-storeys to 5-storeys.

HGY/2016/2184 - Outline application for development of the site to create 54 affordable residential units (Class C3) (12 x 1 bed, 24 x 2 bed and 18 x 3 bed units) in three blocks ranging in height from 4-stories to 5-stories (appearance, landscaping, layout and scale are reserved).

HGY/2020/2944 - Non-material amendment following a grant of planning permission HGY/2018/0050 to change the trigger point of planning condition 15 (Secured by Design) from 'Pre-Above Ground Works' to 'Pre-Occupation'.

3. ANALYSIS/ASSESSMENT

Condition 15 reads:

PRE-ABOVE GROUND WORKS – Secure by Design Certificate (Metropolitan Police Service)
15. Prior to above grade works, 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 as such thereafter.

Reason: To ensure the safety and security of the development.

The applicant has submitted a copy of a gold award certificate granted to the developer Mulalley. A letter was also submitted prior to receipt of the certificate which identified that a gold award was to be achieved.

Secured by Design' Accreditation has been achieved and proof of accreditation and consultation with the Metropolitan Police Designing Out Crime Officers has been provided. As such, Condition 15 can be discharged.

4. RECOMMENDATION

APPROVE THE SECURE BY DESIGN CERTIFICATE DETAILS RESERVED BY CONDITION 15 ATTACHED TO HGY/2018/0050.

As shown on approved drawings/documents:

Metropolitan Police Designing out Crime NE Unit letter dated 24th January 2024; and SBD Gold Award Certificate dated 01.02.24.