



Officer Report

Application Number:	HGY/2023/3211
Application Type:	Approval of details reserved by a condition
Address:	175 Willoughby Lane, Tottenham, London, N17 0RX
Proposal:	Approval of details reserved by a condition 18(Boundary Treatment) attached to planning permission HGY/2022/0664
Case Officer:	Sarah Madondo
Valid Date:	24/11/2023
Applicant:	3
Agent:	Jamie Loxley

RECOMMENDATION

Approve with Conditions

Proposed development

Approval of details reserved by a condition 18(Boundary Treatment) attached to planning permission 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 18 reads:

Prior to the commencement of development above slab level details of the proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. This shall include the proposed layout, materials and colours for the full site boundary and any internal fencing/gates. The approved boundary treatment must be implemented prior to first occupation of the development and maintained for the lifetime of the development.

Reason: To ensure that boundary treatment is of a high-quality, and successfully responds to the context of the site.

Pursuant to condition 18 the applicant has submitted amended drawing (31380-PL-214B REVB) which has been reviewed by the design officer who has advised that the proposed boundary treatment, with the fencing painted and with brick piers at the corners as well as at the gateway, is acceptable from a design point of view. 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 18. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

Informatives:

The applicant is reminded that the following conditions will need to be discharged:
3,4d,5,6b,c,7,10,13,14,15,16,19,20,21 & 23