



Officer Report

Application Number:	HGY/2024/0327
Application Type:	Approval of details reserved by a condition
Address:	313 The Roundway, Tottenham, London, N17 7AB
Proposal:	Approval of details pursuant to Condition 19 (Scheme of Digital Connectivity Infrastructure) attached to Planning Permission Ref: HGY/2022/0967 dated 15 September 2023.
Case Officer:	John Kaimakamis
Valid Date:	07/02/2024
Applicant:	.
Agent:	PRATIBHA RAM

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning Permission was granted consent on 15 September 2023 for the following:

Demolition of existing buildings and erection of a three to five storey building with new Class E/F1 floorspace at ground floor and residential C3 units with landscaping and associated works.

ANALYSIS/ASSESSMENT

Condition 19

Condition 19 reads as follows:

“Scheme of Digital Connectivity Infrastructure

CONDITION: Prior to the first occupation of the development hereby approved a scheme of digital connectivity infrastructure shall be submitted to the Local Planning Authority for its written approval that shows how full fibre connectivity shall be facilitated to all residential and non-residential units. Once approved the details shall be implemented and retained as such thereafter.

REASON: In accordance with Policy SI6 of the London Plan 2021.”

Pursuant to Condition 19 the applicant has provided the following document:

Broadband Strategy Report Revision 0 dated January 2024 prepared by NLY Building Services Ltd.

Policy SI6 of the London Plan seeks to ensure mobile connectivity is in place for all new developments with the requisite digital infrastructure. The submitted broadband infrastructure strategy outlines that the development is to be supplied with copper optic telecoms through BT Open Reach, whilst Virgin cable fibre broadband and ADSL options are available in the area. The development also has both 4G and 5G mobile telecoms services in the area.

As such, it is considered that adequate details have been submitted to discharge Condition 19.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 19

APPROVAL OF DETAILS RESERVED BY CONDITION 19 ATTACHED TO HGY/2022/0967.

As shown on approved drawings/documents:

Condition 19

- Broadband Strategy Report Revision 0 dated January 2024 prepared by NLY Building Services Ltd.