



Officer Report

Application Number:	HGY/2024/0339
Application Type:	Approval of details reserved by a condition
Address:	Plot C (Welbourne), Tottenham Hale Centre
Proposal:	Approval of details pursuant to Condition 21 (Public Lighting Strategy (Relating to the whole site)) in relation to Plot C (Welbourne site) only of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019.
Case Officer:	Philip Elliott
Valid Date:	09/02/2024
Applicant:	Refer to Company Name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/0339

Ward: Tottenham Hale

Date received: 09/02/2024

Last amended date: N/A

Drawing number of plans:

Covering Letter (dated 08/02/2024); Level 0 Lighting Layout 4262-LJJ-XX-00-DR-E-0100 Rev C02; Orlight Surface LED Downlight; and Orlight Mid Size LED Wall Light.

Address: Strategic Development Partnership (SDP) Sites, **Welbourne**, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17

Proposal: Approval of details pursuant to Condition 21 (Public Lighting Strategy (Relating to the whole site)) in relation to Plot C (Welbourne site) only of the Tottenham Hale Centre planning permission (ref: HGY/2018/2223) dated 27 March 2019.

Applicant: United Living.

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2018/2223) was granted on 27/03/2019 for: Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m² of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

4. ANALYSIS/ASSESSMENT

Condition 21 reads:

21) Public Lighting Strategy (LBH Development Management)

Details of a Public Realm Lighting Strategy shall be submitted in writing to and approved by the Local Planning Authority prior to installation of any lighting. The Strategy shall be in broad conformity with Vol 8 – Lighting Strategy of the Design and Access Statement (July 2018). The strategy shall be implemented as approved and maintained thereafter and shall be delivered in line with the timescales set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission.

REASON: To ensure a high quality public realm.

Pursuant to Condition 21 Public Lighting Strategy the applicant has submitted a Covering Letter (dated 08/02/2024) and a Public Realm Lighting Layout and lighting specifications.

The application seeks to part-discharge Condition 21 under ref: HGY/2018/2223 in relation to Plot C (Welbourne site) only.

The DAS Lighting Strategy referenced in the condition sets out the proposals for different elements of the proposals and as noted on page 22 the strategy references that there would be building-mounted perimeter lighting on the Welbourne building.

The proposed details show that there is public realm lighting provided at the main residential building entrances that will be on a timer and would ensure there is clearly lit public realm access to the building.

In addition, the applicant has advised that the ground floor residential units will have lights at their entrances along Chesnut Road and Fairbanks Road. However, these are not included in the submission because these are controlled by the residents and not designed as public realm lighting, albeit they will provide light spill to the public realm.

This will also apply on Monument Way, where the new health centre occupies the ground floor and will control the lighting at the entrance during opening hours.

The section 278 proposals for the surrounding public realm were agreed between LB Haringey and Argent and were specified by TfL. These include lighting columns with a Neutral White (4000k) colour. This provides a stronger colour and lighting for the road than the 3000k illustrated on page 24 of the DAS Lighting Strategy, with the brighter colour helping to illuminate the adjacent public realm along Monument Way, where there is no perimeter lighting.

The above approach has been agreed as part of the section 278, therefore, all relevant stakeholders have agreed to the proposed approach and, as such, the submitted layout and strategy is in broad conformity with Vol 8 – Lighting Strategy of the Design and Access Statement (July 2018) and would ensure a high-quality public realm. As such the details are acceptable and can be approved.

5. RECOMMENDATION

APPROVE THE PUBLIC LIGHTING STRATEGY DETAILS RELATING TO PLOT C (WELBOURNE SITE)
ONLY RESERVED BY CONDITION 21 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Covering Letter (dated 08/02/2024); Level 0 Lighting Layout 4262-LJJ-XX-00-DR-E-0100 Rev C02; Orlight
Surface LED Downlight; and Orlight Mid Size LED Wall Light.