



Officer Report

Application Number:	HGY/2024/0652
Application Type:	Approval of details reserved by a condition
Address:	819-829, High Road, London, N17 8ES
Proposal:	Approval of details reserved by Condition 48 (Evidence of operational public hydrants/suitable alternatives) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.
Case Officer:	Philip Elliott
Valid Date:	08/03/2024
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Applicant:	Richard Serra
Agent:	Miss Hannah Cox

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/0652

Ward: Bruce Castle

Date received: 08/03/2024

Last amended date: N/A

Drawing number of plans:

Public Fire Hydrants Technical Note for The Printworks by Buro Happold dated 16th February 2024.

Address: 'Printworks' 819-829, High Road, London, N17 8ES

Proposal: Approval of details reserved by Condition 48 (Evidence of operational public hydrants/suitable alternatives) attached to 'The Printworks' 819-829 High Road N17 Planning Permission ref. HGY/2023/2306 dated 04th March 2024 for PBSA and Class E.

Applicant: High Road West (Tottenham) Limited

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2023/2306) was granted on 04th March 2024 for: ...the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.

Previously on 31/08/2022 planning permission was granted for ...the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for a residential-led, mixed-use development comprising residential units (C3), flexible commercial, business and service uses (Class E), a cinema (Sui Generis), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to flexible residential (C3), cinema (Sui Generis), and commercial, business and service uses (Class E)

3. CONSULTATION RESPONSE

Condition 48 was attached to HGY/2023/2306 as the HSE's substantive response under application HGY/2021/2283 as part of their Planning Gateway One service identified that the number of public hydrants that are located within 90m of each of the four dry fire main inlets proposed for the development are unclear. As is whether they are suitable for the scale of development. The HSE identified that this could result in a private hydrant being required or in firefighters taking longer to put firefighting water on the fire. As such the condition was attached to HGY/2021/2283 and subsequently to HGY/2023/2306 given the similarities between these proposed buildings.

The HSE Planning Gateway One service was consulted on the details submitted under this application. Following a review of the information provided in the application, the HSE's Fire Safety Information Assessor stated that they are content with the information provided in the Public Fire Hydrants Technical Note.

4. ANALYSIS/ASSESSMENT

Condition 48 reads:

48) Evidence of operational public hydrants/suitable alternatives (PRE- COMMENCEMENT)

Details demonstrating that the public hydrants proposed to service the development are operational and sufficient shall be submitted to the Local Planning Authority (LPA) for its written approval prior to commencement of the development hereby approved. If it cannot be demonstrated that the public hydrants are fit for purpose, then satisfactory alternative solutions must be proposed and approved in writing by the LPA. The approved provision shall be retained thereafter and kept functional for the lifetime of the development.

REASON: To ensure that the development incorporates the necessary fire safety measures and in order to accord with the Mayor's London Plan Policy D12.

Pursuant to Condition 48 the applicant has submitted a Public Fire Hydrants Technical Note. The submitted details confirm through correspondence with the London Fire Brigade (LFB) Water Team that the water supply provisions (including hydrant location and flow rates), are suitable. However, it has been noted that hydrants in the immediate vicinity required to serve the Printworks development are identified as being either abandoned or defective but still operable.

Despite there being an existing hydrant located on Brunswick Square which is in an operable state, as part of the development proposals this hydrant is proposed to be replaced in order to ensure that the existing public hydrants required for servicing the Printworks development are fully operational and sufficient.

Thames Water were notified that the existing hydrant on Brunswick Square which is defective but operable will require replacement. The notification of the issue and request for replacement has been made as part of

the application for a new potable water connection to serve the development submitted on 15/02/24 – details of which are provided in the Technical Note.

The applicant has committed to consulting with Thames Water further to ensure that the new provision is made or an alternative fire hydrant is installed on Brunswick Square at the same time as the new potable water connection to serve the new development.

The details demonstrate that there would be sufficient public hydrants to service the development and that they will be operational and sufficient. As such the details are acceptable and can be approved.

5. RECOMMENDATION

APPROVE THE EVIDENCE OF OPERATIONAL PUBLIC HYDRANTS DETAILS RESERVED BY
CONDITION 48 ATTACHED TO HGY/2023/2306.

As shown on approved drawings/documents:

Public Fire Hydrants Technical Note for The Printworks by Buro Happold dated 16th February 2024.

Informatives:

The applicant is advised that the existing hydrant on Brunswick Square which is defective but operable will require replacement. The hydrant must be replaced or an alternative fire hydrant shall be installed on Brunswick Square at the same time as the new potable water connection to serve the new development.