



Officer Report

Application Number:	HGY/2024/0651
Application Type:	Approval of details reserved by a condition
Address:	819-829, High Road, London, N17 8ES
Proposal:	Approval of details reserved by Condition 46 (Business and Community Liaison Construction Group) 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
Applicant:	Richard Serra
Agent:	Miss Hannah Cox

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/0651

Ward: Bruce Castle

Date received: 08/03/2024

Last amended date: N/A

Drawing number of plans:

Cover letter from Quod ref Q220855 dated 8 March; Tottenham Hotspur Business Community Liaison Group Tuesday 15 August 2023 minutes.

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

Proposal: Approval of details reserved by Condition 46 (Business and Community Liaison Construction Group) 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. ANALYSIS/ASSESSMENT

Condition 46 reads:

46) Business and Community Liaison Construction Group (PRE-COMMENCEMENT)

(a) For the duration of the demolition and construction works the developer and its contractors shall establish and maintain a Liaison Group having the purpose of:

- i. informing local residents and businesses of the design and development proposals;
- ii. informing local residents and businesses of progress of preconstruction and construction activities;
- iii. considering methods of working such as hours and site traffic;
- iv. providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
- v. providing advanced notice of exceptional works or deliveries; and
- vi. providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group, including frequency of meetings, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. For the avoidance of doubt, this could comprise the Applicant's existing 'Business and Community Liaison Group' (BCLG) or an alternative agreed with the Council.

REASON: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

Pursuant to Condition 46 the applicant has submitted the Presentation and Agenda the applicant made to an existing BCLG related to Tottenham Hotspur Football Club developments in August 2023, as well as the minutes from that meeting.

The minutes identify the local residents/Resident Associations, Council Officers and Cllrs, and businesses/other interested parties in attendance and show how these individuals and groups would be kept informed of the proposals and their construction.

The existing BCLG relating to club developments meets on a monthly basis. The last meetings were held on 9 January 2024, 13 February 2024, and the 27 March 2024. The submission makes a commitment to including the Printworks scheme as a rolling agenda item during the construction period.

The details demonstrate that there would be satisfactory communication with residents, businesses, and local stakeholders throughout the construction of the development. As such, the details are acceptable and can be approved.

4. RECOMMENDATION

APPROVE BUSINESS AND COMMUNITY LIAISON CONSTRUCTION GROUP DETAILS RESERVED BY
CONDITION 46 ATTACHED TO HGY/2023/2306.

As shown on approved drawings/documents:

Cover letter from Quod ref Q220855 dated 8 March; Tottenham Hotspur Business Community Liaison Group
Tuesday 15 August 2023 minutes.

Informatives:

The applicant is advised that the Printworks scheme must be included as a rolling agenda item on the Club's existing BCLG during demolition and construction works. Information shall be presented under this item to the identified residents, businesses, and local stakeholders in the approved documents to satisfy the criteria listed under i-vi of Condition 46 attached to HGY/2023/2306.