



Officer Report

Application Number:	HGY/2024/0649
Application Type:	Approval of details reserved by a condition
Address:	819-829, High Road, London, N17 8ES
Proposal:	Approval of details reserved by Condition 4 (Photographic survey) 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/2024/0649

Ward: Bruce Castle

Date received: 08/03/2024

Last amended date: N/A

Drawing number of plans:

Schedule of Condition 829 High Road by Thomas and Thomas dated February 2024

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

Proposal: Approval of details reserved by Condition 4 (Photographic survey) 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 4 reads:

4) Photographic survey

Prior to any demolition works of No. 829 High Road, a photographic survey of the interior and exterior of the building shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To record the history of the North Tottenham Conservation Area.

Pursuant to Condition 4 the applicant has submitted a Schedule of Condition of 829 High Road put together by Thomas and Thomas Chartered Building Surveyors. The Council's Principal Conservation Officer comments that the photographic survey provides a sufficient record and the application is supported from a conservation stance.

The details satisfactorily document the building to be demolished and, as such, the details are acceptable and can be approved.

4. RECOMMENDATION

APPROVE PHOTOGRAPHIC SURVEY DETAILS RESERVED BY CONDITION 4 ATTACHED TO HGY/2023/2306.

As shown on approved drawings/documents:

Schedule of Condition 829 High Road by Thomas and Thomas dated February 2024