



Officer Report

Application Number:	HGY/2024/0753
Application Type:	Approval of details reserved by a condition
Address:	819-829, High Road, London, N17 8ES
Proposal:	Approval of details reserved by Condition 29 (Archaeological Investigation WSI) 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:	18/03/2024
Applicant:	Richard Serra
Agent:	Miss Hannah Cox

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/0753

Ward: Bruce Castle

Date received: 18/03/2024

Last amended date: N/A

Drawing number of plans:

Written Scheme Of Investigation For An Archaeological Evaluation 794-PLN-HER-00481 February 2022 (revised March 2024) by RPS Group.

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

Proposal: Approval of details reserved by Condition 29 (Archaeological Investigation WSI) 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

Archaeology Advisor – Greater London Archaeological Advisory Service (GLAAS)

Having considered the submitted document I confirm it accords with relevant standards and guidance and that it is in compliance with the condition.

4. ANALYSIS/ASSESSMENT

Condition 29 reads as follows:

29) Stage I Written Scheme of Investigation of Archaeology (PRE-COMMENCEMENT)

No development shall commence until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

REASON: to protect the historic environment

Pursuant to Condition 29 the applicant has submitted a Written Scheme of Investigation for an Archaeological Evaluation. The submitted details identify the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

The Archaeology Advisor from GLAAS has confirmed that the submitted document accords with relevant standards and guidance and that it is in compliance with the condition. As such the details are acceptable and can be approved.

5. RECOMMENDATION

APPROVE DISCHARGE OF CONDITION 29

As shown on approved drawings/documents:

Written Scheme Of Investigation For An Archaeological Evaluation 794-PLN-HER-00481 February 2022 (revised March 2024) by RPS Group.

