



Officer Report

Application Number:	HGY/2024/0619
Application Type:	Approval of details reserved by a condition
Address:	Plot B (Ferry Island), Tottenham Hale Centre
Proposal:	Approval of details pursuant to Part A of Condition B15 (Secure by Design Accreditation (Metropolitan Police)) in relation to Plot B (FERRY ISLAND site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019
Case Officer:	Philip Elliott
Valid Date:	07/03/2024
Applicant:	Please refer to Company Name
Agent:	Mr Matt Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/0619

Ward: Tottenham Hale

Date received: 07/03/2023

Last amended date: N/A

Drawing number of plans:

Covering Letter (dated 06/03/2024); TH-IS – FERRY ISLAND BUILDING 2 Lv 01-06 P5 – 27/11/2023; TH-IS-00-001-A-22061-20-100_Midgard mark-up_29.01.2024; 21-21028-HL-00-ISL-1002 Rev. P1 (Vehicle Dynamic Assessment); B1 Combined Security Systems (Hoare Lea); B1 and B2 Security Matrix; TH-MDS-ZZ-ZZ-DR-X-154-0001-C01; B2 Combined Security Systems (Hoare Lea); TH-IS – FERRY ISLAND BUILDING 1 Lv 02-06 P6 – 27/11/2023; Ferry Island - SBD Agenda 31.01.2024.

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 Part A of Condition B15 (Secure by Design Accreditation (Metropolitan Police)) in relation to Plot B (FERRY ISLAND site) of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019

Applicant: Midgard Ltd.

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.

3. CONSULTATION RESPONSE

Designing out Crime Officer – Metropolitan Police 03 May 2024 (summarised)

I have today spoken with the applicant's project design co-ordinator regarding advice from The Police's Protective Services and other outstanding SbD requirements such as the SbD application forms, Technical submissions re the UKAS certifications, Access Control for physical secure layers - and I am satisfied that if these are all carried out as requested then the outstanding SbD condition 15a can now be discharged.

4. ANALYSIS/ASSESSMENT

Condition B15 reads:

B15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot B (excluding demolition and works to construct the building cores) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot B shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot B, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

REASON: To ensure safe and secure development and reduce crime.

Pursuant to Condition 21 Public Lighting Strategy the applicant has submitted a Covering Letter (dated 06/03/2024); B1 & B2 Security Site wide GA (HMV Bollards); B1 & B2 Façade/ Access control GF Site Wide GA; B1 Internal Wall Lining systems; B2 Internal Wall Lining systems; Head Detail; B1 & B2 Security strategy (CCTV/ Access control); B1 & B2 Security Matrix, Security Systems Layout Building 1 and Security Systems Layout Building 2; and SBD Agenda 31.01.2024.

The submitted details are acceptable to the Designing out Crime Officer – Metropolitan Police and indicate that the proposals would ensure a safe and secure development and reduce crime. Part B of the condition remains outstanding and details for which will need to be approved in due course.

5. RECOMMENDATION

APPROVE THE SECURE BY DESIGN ACCREDITATION (METROPOLITAN POLICE) DETAILS RELATING TO PLOT B (FERRY ISLAND SITE) ONLY RESERVED BY PART A OF CONDITION B15 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Covering Letter (dated 06/03/2024); TH-IS – FERRY ISLAND BUILDING 2 Lv 01-06 P5 – 27/11/2023; TH-IS-00-001-A-22061-20-100_Midgard mark-up_29.01.2024; 21-21028-HL-00-ISL-1002 Rev. P1 (Vehicle Dynamic Assessment); B1 Combined Security Systems (Hoare Lea); B1 and B2 Security Matrix; TH-MDS-ZZ-ZZ-DR-X-154-0001-C01; B2 Combined Security Systems (Hoare Lea); TH-IS – FERRY ISLAND BUILDING 1 Lv 02-06 P6 – 27/11/2023; Ferry Island - SBD Agenda 31.01.2024.

Informatives:

The applicant is advised that this Decision Notice discharges Part A of Condition B15 only and Part B remains outstanding.