



Officer Report

Application Number:	HGY/2024/1025
Application Type:	Approval of details reserved by a condition
Address:	Plot C (Welbourne), Tottenham Hale Centre
Proposal:	Application for approval of details pursuant to Part B of Condition C15 (Secure by Design Accreditation) relating to Plot C (Welbourne site) of the Tottenham Hale Centre development Planning Permission (LPA ref. HGY/2018/2223) dated 27th March 2019.
Case Officer:	Philip Elliott
Valid Date:	12/04/2024
Applicant:	Refer to Company Name
Agent:	Matthew Eyre

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/1025

Ward: Tottenham Hale

Date received: 12/04/2024

Last amended date: N/A

Drawing number of plans:

Letter dated 8th April 2024 from Designing out Crime NE Unit; and Letter dated 13th March 2024 from Designing out Crime NE Unit

Address: Strategic Development Partnership (SDP) Sites, **Welbourne**, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17

Proposal: Application for approval of details pursuant to Part B of Condition C15 (Secure by Design Accreditation) relating to Plot C (Welbourne site) of the Tottenham Hale Centre development Planning Permission (LPA ref. HGY/2018/2223) dated 27th March 2019.

Applicant: United Living

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 (DOCO) – Metropolitan Police 29 April 2024 (summarised)

The DOCO has confirmed that the scheme has achieved a Silver Award and have confirmed that any outstanding planning conditions attached regarding Secured by Design can be approved.

4. ANALYSIS/ASSESSMENT

Condition C15 reads:

C15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot C (excluding demolition and works to construct the building core) 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 C 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 C, 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 the condition above the applicant has submitted letters from the Designing out Crime Officer – Metropolitan Police dated 8th April 2024 and 13th March 2024 that identify that the scheme has delivered the principles and practices of Secured by Design.

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.

5. RECOMMENDATION

APPROVE THE SECURE BY DESIGN ACCREDITATION (METROPOLITAN POLICE) DETAILS RELATING TO PLOT C (WELBOURNE SITE) ONLY RESERVED BY PART B OF CONDITION C15 ATTACHED TO HGY/2018/2223.

As shown on approved drawings/documents:

Letter dated 8th April 2024 from Designing out Crime NE Unit; and Letter dated 13th March 2024 from Designing out Crime NE Unit

