



Officer Report

Application Number:	HGY/2024/0577
Application Type:	Approval of details reserved by a condition
Address:	Hornsey Police Station, 98 Tottenham Lane, Hornsey, London, N8 7EJ
Proposal:	Approval of details pursuant to condition 7 (Site levels) attached to planning permission HGY/2022/2116
Case Officer:	Valerie Okeiyi
Valid Date:	04/03/2024
Applicant:	Dixon8 Ltd
Agent:	Mr Chris Boyle

RECOMMENDATION

Refuse

1. APPROVED DEVELOPMENT

Retention of existing Police Station building (Block A) with internal refurbishment, rear extensions and loft conversions to create 6 terrace houses and 4 flats. Erection of two buildings comprising of Block C along Glebe Road and Harold Road to create 8 flats and erection of Block B along Tottenham Lane and towards the rear of Tottenham Lane to create 7 flats and 4 mews houses including landscaping and other associated works

2. CONSULTATION RESPONSE

N/A

3. ANALYSIS/ASSESSMENT

Condition 7 (Site levels) reads:

Prior to the commencement of above ground works details of all existing and proposed levels on the site in relation to the adjoining properties be submitted and approved by the Local Planning Authority. The development shall be built in accordance with the approved details.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site in accordance with Policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

Existing and proposed levels in the form of a section plan has not been submitted to fully assess the site in relation to the adjoining properties. The adjoining properties should also be part of the

plans (outline acceptable) in order for the site levels and the new development to be assessed in context.

On this basis the application fails to comply with policies seeking to respect the height of adjacent properties through suitable levels on the site contrary to policy D4 of the London Plan 2021, Policy DM1 of the Development Management Development Plan Document 2017, Policy SP11 of Haringey's Local Plan Strategic Policies 2017. As such the application is recommended for refusal.

4. RECOMMENDATION

REFUSE DISCHARGE OF CONDITION 7 (Site Levels) FOR THE FOLLOWING REASON:

Insufficient detail has been provided to satisfy that the development would respect the heights of adjacent properties and as such is contrary to Policy D4 of the London Plan 2021, Policy DM1 of the Councils Development Management DPD 2017 and Policy SP11 of Haringey's Local Plan Strategic Policies 2017.

Refusal Reasons:

Insufficient detail has been provided to satisfy that the development would respect the heights of adjacent properties and as such is contrary to Policy D4 of the London Plan 2021, Policy DM1 of the Councils Development Management DPD 2017 and Policy SP11 of Haringey's Local Plan Strategic Policies 2017.