



Officer Report

Application Number: HGY/2024/0272
Application Type: Approval of details reserved by a condition
Address: Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH
Proposal: Partial approval of details (Phase 1A only) pursuant to Condition 36 (Rainwater Harvesting) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer: John Kaimakamis
Valid Date: 01/02/2024
Applicant: 4
Agent: Mr James Meehan

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPLICATION DETAILS

Reference No: HGY/2024/0272

Date received: 01 February 2024

Last amended date: 13 August 2024

Address: Mayfield House, St Anns General Hospital, St Anns Road, Tottenham, London, N15 3TH

Proposal: Partial approval of details (Phase 1A only) pursuant to Condition 36 (Rainwater Harvesting) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.

APPROVED DEVELOPMENT

Hybrid Planning Application was granted consent on 10 July 2023 for the following:

(1) Detailed planning permission for Phase 1A, for: (a) the change of use, conversion and alteration of seven existing hospital buildings for a flexible range of non-residential uses within Use Class E, F1/F2; (b) the demolition of other existing buildings (in accordance with the demolition plan); (c) the erection of new buildings for residential uses (Use Class C3); (d) alterations to the existing access roads and site boundaries to enable the provision of new vehicular, pedestrian and

cycle accesses; (e) landscaping including enlargement of the Peace Garden; and, (f) associated car and cycle parking spaces and servicing spaces;

(2) The demolition of existing buildings and structures in Phases 1B, 2 and 3 (in accordance with the demolition plan); and

(3) Outline planning permission (with all matters reserved except for access) for Phases 1B, 2 and 3, for: (a) the erection of new buildings for residential development (Use Class C3) and a flexible range of non-residential uses within Use Class E, F1/F2; (b) provision of associated pedestrian and cycle accesses; (c) landscaping including enhancements to the St Ann's Hospital Wood and Tottenham Railsides Site of Importance for Nature Conservation (SINC); and, (d) car and cycle parking spaces and servicing spaces.

ANALYSIS/ASSESSMENT

Condition 36

Condition 36 reads as follows:

"Rainwater Harvesting

Prior to above ground floor slab level of the relevant Phase, details of grey and rainwater harvesting in accordance with the submitted Flood Risk Assessment for each Phase shall be submitted to the local planning authority for its written approval. Once approved the details shall be implemented and retained as such thereafter.

Reason: To ensure adequate on site water management and to minimise surface water runoff."

Pursuant to Condition 36 the applicant has provided plans showing rainwater butts in the gardens of the houses and an assessment of greywater harvesting on the flatted blocks. This satisfies the condition and is acceptable.

RECOMMENDATION

GRANT PARTIAL DISCHARGE CONDITION

PARTIAL APPROVAL OF DETAILS (PHASE 1A ONLY) RESERVED BY CONDITION 36 ATTACHED TO HGY/2022/1833.

Informatives:

The applicant is informed that Condition 36 has only been discharged in part in that they relate to Phase 1A only and details pertaining to all other phases are still required for approval.