

Officer Report

Application Number: HGY/2023/1849
Application Type: Approval of details reserved by a condition
Address: Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal: Approval of details reserved by a condition 29 (Construction Phase Fire Strategy) attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works
Case Officer: Adam Silverwood
Valid Date: 12/07/2023
Applicant: 3
Agent: Adam McAviney

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/0752 – Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site – As approved on: 31st August 2022.

ANALYSIS/ASSESSMENT

Condition 29 reads:

‘Prior to commencement of above ground works for the development hereby approved, a construction phase fire strategy, to include: details of access for firefighting personnel and equipment; that there is sufficient firefighting water supply; and details of the evacuation strategy and assembly points in the event of a fire, should be provided to and approved by the Local Planning Authority. Once approved the development shall be completed in accordance with the approved details.’

Reason: In line with Policy D12 of the London Plan 2021.’

These details have been assessed in consultation with Haringey's Building Control Officers who consider them sufficient to warrant the discharge of condition 29 in relation to the parent application HGY/2022/0752. Comments have been received and are detailed in full below:

Further to your recent e-mails regarding conditions 29 and 38 attached to planning permission HGY/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works, information relating to the construction stage fire strategy and the evacuation lifts has been submitted to this office, and is currently being checked under the Building Control process. Therefore, in my view, these items can be discharged as planning conditions.

The applicants and LBH Building Control have confirmed that the relevant information has been submitted to LBH Building Control and that the relevant fire safety measures will be considered forthwith.

An informative has been added stating that any revisions to the scheme which takes place under any consent given by BC will require a further submission to again discharge condition 29.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 29

It is considered that sufficient information has been submitted in support of this application to discharge condition 29.

Informatives:

The Applicant is advised that this scheme requires appropriate Building Control consent. Should any further details be approved by Building Control which is different to the details submitted as part of this discharge of condition consent then a revised application to discharge condition 29 must be submitted for consideration and approval.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.