



Officer Report

Application Number:	HGY/2024/0235
Application Type:	Approval of details reserved by a condition
Address:	313 The Roundway, Tottenham, London, N17 7AB
Proposal:	Approval of details pursuant to Condition 40 (Listed Boundary Wall Assessment) attached to Planning Permission Ref: HGY/2022/0967 dated 15 September 2023.
Case Officer:	Adam Silverwood
Valid Date:	29/01/2024
Applicant:	.
Agent:	PRATIBHA RAM

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/0967: Demolition of existing buildings and erection of a three to five storey building with new Class E floorspace at ground floor and residential C3 units with landscaping and associated works.

This application was approved on the 15th September 2023.

ANALYSIS/ASSESSMENT

Condition 40 reads:

'Prior to the commencement of construction works, details of both foundation design and related assessment of impact on the listed western boundary wall of Bruce Castle shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the foundation work is begun. Details shall include comprehensive pre-construction surveys, detailed foundation design, assessment of impact and construction monitoring plan.

If any unforeseen discoveries or new information about the condition of the listed boundary wall of Bruce Castle arises requiring deviation from the approved details, works shall be immediately suspended in the relevant area of the building upon discovery and the Local Planning Authority notified. Works shall remain suspended in the relevant area until the Local Planning Authority authorises further investigation and supporting works.

If the further investigation and or supporting works results in the deviation from the approved details, revised details and required measures shall be submitted to and approved by the Council as local planning authority in consultation with Historic England.

The foundation works shall be carried out in accordance with such approved details and maintained as such thereafter.

REASON: In the interest of protecting heritage assets.'

Pursuant to condition 40, details have been submitted as structural engineering report and site photos.

Comments have been received from the Councils Conservation Officer who considers that the submitted details are sufficient to allow for the discharge of this condition.

It is therefore considered that sufficient measures have been put in place to ensure the ongoing protection of the listed asset and that the discharge of this condition.

RECOMMENDATION

GRANT DISCHARGE OF CONDITION 40