



Officer Report

Application Number:	HGY/2024/0143
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 Conditions 45 (Boundary Wall) and 58 (Fire Strategy) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.
Case Officer:	Samuel Uff
Valid Date:	18/01/2024
Applicant:	Mr James Meehan
Agent:	

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

APPROVED DEVELOPMENT

HGY/2022/1833 Hybrid Planning Application for:

- (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.

CONSULTATION RESPONSE

LBH Building Control: No formal comment but accept that this is a well run site and no objection raised

LBH Conservation: No objection

LBH Design: No objection

ANALYSIS/ASSESSMENT

Condition 45 (Boundary Wall) reads:

Prior to the commencement of relevant above ground works detailed drawings to a scale of 1:20 shall be provided to the local planning authority for its written approval for all amendments to and new features within in the northern boundary wall. Once approved the development shall be completed in accordance with the detailed and retained as such thereafter.

Reason: to ensure the overall design quality of the development and to preserve and enhance local heritage in accordance with Policy DM1 and DM9 of the Development Management DPD 2017.

Pursuant to Condition 45 the applicant had initially provided substandard information to show the location of the wall and the scale, massing and design. These have been submitted in the form of Phase 4 and Phase 5 elevations and details. The wall has been reviewed the Conservation Officer who has raised no objections and it is agreed to be a suitable design that would preserve and enhance the character of the conservation area and provide a rationale response to the site.

Condition 58 (Fire Strategy) reads:

Prior to commencement of above ground works for Phase 1A of 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 for Phase 1A of the development. Once approved the development shall be completed in accordance with the approved details.

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

Pursuant to Condition 58 the applicant had initially provided updated Fire Strategy Reports for Blocks A & B; Block C; and Block D, as completed. These are detailed fire strategies and include the requisite detail for routes and typology of firefighting access for personnel and equipment and confirmation the fire hydrants have been checked and are in line with the recommendations of BS 9991. However, these are for the completed buildings rather than during construction, as required in the condition.

A subsequent document has been provided that details emergency access during working hours will be via the main gate located at the St Ann's Road entrance and out of hours arrangements. The existing fire hydrants can be used, as with the proposed completed development. Contractors working on the premises are briefed in essential fire safety matters including location of escape routes, the sound of the alarm and the location of the assembly point at the site induction. Signs are displayed to identify the location of the assembly point & to show the fire action required. The fire assembly point has been established in the car park area adjacent to the East Gate Lodge. There are also 2no pedestrian routes from site onto St Ann's Road if required.

It should be noted that there are other health and safety and construction regulations that would cover such issues as fire safety in construction, where such detail would be scrutinised in more detail. The associated documentation has been authored by Hill, as an experienced and reputable

developer and that Tower Hamlets Building Control have been contracted to the site since development commenced.

It should be noted that this issue is not a planning issue but rather a BC function to monitor and approve as such. No formal comments have been received from Building Control nor London Fire Brigade, but the detail is considered to be well reasoned and acceptable - the fire strategy for the construction phase was created according to HSE / CDM guidance as well as per the company HSE policies on safety & welfare. This is considered acceptable and appropriate for the condition to be discharged.

An informative has been added stating that should the approved scheme change as a result of BC revisions, the condition would require discharging again.

RECOMMENDATION

GRANT DISCHARGE OF CONDITIONS 45 & 58

Informatives:

The Applicant is advised that should the scheme change for Condition 58 - Fire Strategy a revised submission of details application will be required to be submitted in order to discharge Condition 58 again.