



Officer Report

Application Number: HGY/2023/1364
Application Type: Approval of details reserved by a condition
Address: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road,, Coburg Road, Western Road and the Kings Cross / East Coast Mainline,, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8
Proposal: Approval of details pursuant to Condition 51 – Partial Discharge (Secured by Design) attached to planning permission HGY/2017/3117 in relation to Block D4 only.
Case Officer: Valerie Okeiyi
Valid Date: 22/05/2023
Applicant: Ben Evans
Agent:

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Proposal: Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy

centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road.

This application was accompanied by an Environmental Impact Assessment

2. CONSULTATION RESPONSE

Secure by Design Officer – the letter of comfort and the assurance that I have applied for the SBD certification can be used to support the discharge of the condition for the Block

3. ANALYSIS/ASSESSMENT

Condition 51 reads:

Part A Prior to carrying out above ground works of the relevant phase details shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate that such phase (and buildings contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development shall be implemented in accordance with the approved details.

Part B Prior to first occupation of each building or part of a building or use of that phase, details shall be submitted and approved in writing to demonstrate that such phase (and buildings contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.

Part A has already been discharged under planning reference HGY/2021/2257 for Block D4.

The Secure by Design Officer is satisfied that sufficient information has been provided to discharge part B of condition 51 in relation to Block D4 only and will issue the certificate.

4. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 51 PART B - PARTIAL DISCHARGE FOR BLOCK D4 ONLY

Informatives:

The applicant is advised that Part B of condition 51 (Secured by Design) has only been discharged for Block D4 only.