



Officer Report

Application Number:	HGY/2024/2453
Application Type:	Approval of details reserved by a condition
Address:	29-33, The Hale, Tottenham, London, N17 9JZ
Proposal:	Approval of details reserved by Condition 36 (Impact Piling Method Statement (PRE-PILING WORKS)) attached to planning permission HGY/2021/2304 dated 30 August 2023.
Case Officer:	Philip Elliott
Valid Date:	05/09/2024
Applicant:	Crosstree Real Estate Partners LLP
Agent:	Mr Matthew Roe

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2024/2453

Ward: Tottenham Hale

Date received: 05/09/2024

Last amended date: 12/08/2025

Drawing number of plans: Thames Water Letter of No Further Comments (LONFC) dated 12th August 2025; The Hale - TW sewer survey; Sewer Visual Condition Report; CONTINUOUS FLIGHT AUGER PILING E24-16524 - 29-33 The Hale - 13th August 2024 by Green Piling Ltd; C-26-010_C04_SECTION THROUGH EXISTING SEWER AND PROPOSED FOUNDATION; 1305-ACE-ZZ-XX-SP-S-1001-PILING SPECIFICATION Revision: 001.

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Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2021/2304) was granted on 30 August 2023 for: Redevelopment of site including demolition of existing buildings to provide a part 7, part 24 storey building of purpose-built student accommodation [PBSA] (Sui Generis); with part commercial uses [retail] (Use Class E(a)) at ground and first floor; and associated access, landscaping works, cycle parking, and wind mitigation measures.

3. CONSULTATION RESPONSE (summarised)

Thames Water

We have completed the review of the submissions in relation to the proposed demolition, piling and construction located adjacent to Thames Water's clean water and wastewater sewers. Based on the information provided, we are satisfied that the proposed demolition, piling and construction will pose negligible risk to the Thames Water assets, and therefore we have no further comments.

4. ANALYSIS/ASSESSMENT

Condition 36 reads as follows:

36) Impact Piling Method Statement (PRE-PILING WORKS)

(a) No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water infrastructure, and the programme for the works) for the building has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) Any piling must be undertaken in accordance with the terms of the approved piling method statement for the building.

REASON: The proposed works will be in close proximity to underground sewerage and water main utility infrastructure. Piling has the potential to impact on local underground sewerage and water main utility infrastructure. The applicant is advised to contact Thames Water Developer Services to discuss the details of the piling method statement.

Pursuant to Condition 36 the applicant has submitted details of the proposed method of piling for the scheme as well as information relating to the location of nearby sewers and water utility infrastructure. Thames Water have reviewed the proposals and find them to be acceptable. As such, the submitted details relating to Condition 36 can be approved.

5. RECOMMENDATION

APPROVE IMPACT PILING METHOD STATEMENT DETAILS RESERVED BY CONDITION 36 ATTACHED TO HGY/2021/2304.

As shown on approved drawings/documents:

Thames Water Letter of No Further Comments (LONFC) dated 12th August 2025; The Hale - TW sewer survey; Sewer Visual Condition Report; CONTINUOUS FLIGHT AUGER PILING E24-16524 - 29-33 The Hale - 13th August 2024 by Green Piling Ltd; C-26-010_C04_SECTION THROUGH EXISTING SEWER AND PROPOSED FOUNDATION; 1305-ACE-ZZ-XX-SP-S-1001-PILING SPECIFICATION Revision: 001.