

Officer's Report

Application Number	HGY/2022/4556
Type	Approval of details reserved by a condition
Location	Redlands, Summerhill Road, London, N15 4HE
Proposal	Approval of details pursuant to condition to 16 (Drainage) attached to application reference HGY/2020/1779
Case Officer	Sarah Madondo
Valid Date	14/10/2022
Applicant	Alex Dobbie
Agent	Alex Dobbie

RECOMMENDATION

Approve

Site and Surrounding

The site is located within the ward of Tottenham Green in the south-eastern part of the Borough and sits adjacent to the Clyde Circus Conservation Area on its northern and eastern boundaries. The application site is located within the grounds of an existing post-war Council block, 1-20 Redlands accessed off Summerhill Road. The surrounding area is predominantly residential in nature. The site is allocated with a PTAL rating of 4 and therefore is considered to have good access to public transport, local shopping facilities and open space. The local area is within a Controlled Parking Zone (CPZ) covering Monday to Saturdays.

APPROVED DEVELOPMENT

Redevelopment of existing garages and parking area for the provision of 8 residential units, comprising 6 apartments in two blocks fronting West Green Road and Summerhill Road and 2 houses at the rear of the site with associated access, amenity space, refuse/recycling and cycle storage facilities and landscaping.

CONSULTATION RESPONSE

LBH Drainage

No response received as the LLFA, doesn't have a statutory duty to provide comments on minor applications.

ANALYSIS/ASSESSMENT

Condition 16 reads:

Prior to the commencement of works on the scheme's superstructure, details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- (a) Final detailed drawings of the drainage system.*
- (b) Details of the management maintenance for the lifetime of the development, management by residents, management company or other arrangements to secure the operation of the surface water drainage works.*
- (c) Confirmation from Thames Water, that capacity exists in their network to receive the surface water and approval for the connection to their network.*
- (d) Reason: To promote a sustainable development consistent with the Haringey Local Plan 2017.*

Reason: To ensure a sustainable development that mitigates against climate change and supports water retention within the site, consistent with Policy of the London Plan 2016 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

Pursuant to condition 16 the applicant has provided drawing no. DR-C-0100 P2 & Surface Water Drainage Maintenance report.

Given that this is a minor application and LLFA cannot provide comments it is considered that on this basis that the applicant has provided a detailed maintenance schedule. Homes for Haringey would be responsible for the future maintenance of the lifetime of this development. Therefore, officers are satisfied that sufficient information has been submitted for the purposes of discharging this condition.

RECOMMENDATION

The details relating to condition 16 attached to planning reference HGY/2020/1779 and as set out in the accompanying information are satisfactory for the purpose of discharging this condition.