

Officer's Report

Application Number	HGY/2022/4185
Type	Approval of details reserved by a condition
Location	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 62 - partial discharge (Estate Management & Maintenance Plan) attached to planning permission HGY/2017/3117 for discharge of condition 62 for blocks D1, D2, D3 & D4
Case Officer	Valerie Okeiyi
Valid Date	21/11/2022
Applicant Agent	Ben Evans

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

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 is accompanied by an Environmental Impact Assessment.

2. CONSULTATION RESPONSE

Internal

Tree and Nature Conservation Officer - I hold no objections to the submitted details and Condition 62 can be discharged without delay

3. ANALYSIS/ASSESSMENT

Condition 62 - (Estate Management & Maintenance Plan) reads:

Prior to the occupation of each phase an Estate Management and Maintenance Plan for that Phase in which development would be located, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.

Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of local places in accordance with London Plan Policy 3.5

The applicant has provided a maintenance and management plan which has been assessed and are acceptable for partial discharge of Condition 62 Phase 3a, blocks D1, D2, D3 & D4 only, therefore a partial discharge purely for these blocks will be required to be discharged for all blocks as the development progresses. An informative has been included to reflect the partial discharge of the condition in relation to this particular phase of the development.

4. RECOMMENDATION

Grant Partial Discharge of Condition 62

Informatives:

- **INFORMATIVE:** Partial discharge of condition
The applicant is advised that condition 62 (Estate Management & Maintenance Plan) has only been discharged in part and relates to Phase 3a, blocks D1, D2, D3 & D4 only.