

# Officer's Report

|                           |                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number</b> | <b>HGY/2022/2670</b>                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Type</b>               | <b>Approval of details reserved by a condition</b>                                                                                                                                                                                                                                                                                                                                                          |
| <b>Location</b>           | Land at, Watts Close, London, N15 5DW                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Proposal</b>           | Approval of details pursuant to condition 11 (Drainage) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings. |
| <b>Case Officer</b>       | Tania Skelli                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Valid Date</b>         | 03/10/2022                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Applicant</b>          | Formation Design and Build Ltd                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Agent</b>              | Ms Rocio Casado                                                                                                                                                                                                                                                                                                                                                                                             |

## **RECOMMENDATION**

### **Approve**

#### 1. APPLICATION DETAILS

Reference No: HGY/2022/2670

Last amended date: 31/1/2023

Address: Land at Watts Close N15 5DW

Proposal: Approval of details pursuant to condition 11 (Drainage) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

#### 2. APPROVED DEVELOPMENT

HGY/2022/0035 Demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings.

#### 3. CONSULTATION RESPONSE

LBH Drainage – Support

#### 4. ANALYSIS/ASSESSMENT

Condition 11 reads:

Drainage

The authorised development shall not begin except for demolition works until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority. This shall include drainage calculations and confirmation of rate and point of discharge from the water authority.

Reason: In order to ensure a satisfactory provision for drainage on site and ensure suitable drainage provision for the authorised development and comply with Policy SI13 of the London Plan 2021, Policies SP0 and SP4 of the Haringey Local Plan 2017 and Policy DM24 of The Development Management DPD 2017.

Pursuant to condition 11 the applicant has provided a Drainage Strategy which was revised in accordance with observations made internally. The revised report was assessed by the Drainage Team and considered acceptable for discharge.

The following condition are outstanding:

4(b-d) (Energy), 5 (Overheating), 9 (Unexpected contamination), 12 (Drainage), 14 (SBD), 15 (Cycle storage), 16 (refuse storage), 18 (EVCP), 19 (Servicing).

Condition 8 (Land contamination) is currently under consideration.

## 5. RECOMMENDATION

### GRANT DISCHARGE CONDITION

#### **Informatives:**

- The following condition are outstanding:

4(b-d) (Energy), 5 (Overheating), 9 (Unexpected contamination), 12 (Drainage), 14 (SBD), 15 (Cycle storage), 16 (refuse storage), 18 (EVCP), 19 (Servicing).

Condition 8 (Land contamination) is currently under consideration.