

Officer's Report

Application Number HGY/2022/4045
Type Approval of details reserved by a condition
Location Ashley Gardens, Ashley Road, London, N17 9LJ
Proposal Approval of details pursuant to Conditions 43a and 43b (delivery and servicing plan) for Building 1 and Building 1A attached to planning permission ref: HGY/2019/2804

Case Officer Philip Elliott
Valid Date 08/11/2022
Applicant Formation Design and Build Ltd
Agent ms Rocio Casado

RECOMMENDATION

Approve

1. APPLICATION DETAILS

Reference No: HGY/2022/4045

Ward: Tottenham Hale

Date received: 08/11/2022

Last amended date: N/A

Drawing number of plans: ASHLEY GARDENS BUILDING 1 DELIVERY AND SERVICE PLAN SEPTEMBER 2022; and ASHLEY GARDENS BUILDING 1A DELIVERY AND SERVICE PLAN SEPTEMBER 2022.

Address: Ashley Gardens, Ashley Road N17 9LJ

Proposal: Approval of details pursuant to Conditions 43a and 43b (delivery and servicing plan) for Building 1 and Building 1A attached to planning permission HGY/2019/2804

Applicant: Delta Architects (Agent)

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Planning permission was granted under **HGY/2019/2804** for:

Section 73 application for minor material amendments to planning permission HGY/2017/2045 in respect of internal layouts and external alterations, including changes to the massing of Buildings 1 and 1A to provide an additional 46 residential units; amendments to the dwelling mix to increase the number of family-sized units, and tenure mix to provide 76% of the affordable housing as affordable rented units, and associated changes to car and cycle parking and infrastructure works.

HGY/2017/2045 = [Demolition of the existing buildings and erection of two buildings to provide 1,211 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), 377 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works. At Ashley Gardens, Ashley Road, London, N17 9LH]

It is noted that HGY/2019/2804 was amended under HGY/2020/1295 to better reflect phasing arrangements. This altered Condition 43 and split it into 2 parts: relating to the separate buildings – Building 1A and Building 1.

The planning history most relevant to this application is as follows:

- HGY/2020/2806 - Non-Material Amendment to Planning Permission HGY/2019/2804 (which amended HGY/2017/2045) to allow for internal changes (with corresponding external alterations and additions & changes to Conditions 4 (Land Use (Retail) and 45 (Quantum of Development)) to increase amenity provision and modify the design. The proposed amendments reduce the quantum of residential units by 1.1% from 423 to 418 units. The number of affordable housing units remains unchanged. Approved 08/01/2021.
- HGY/2021/1169 - Approval of details pursuant to condition 43b (Delivery and Servicing Plan relating to Building 1) attached to planning permission HGY/2019/2804 (as amended by NMA HGY/2020/2806). Approved 01/06/2021.
- HGY/2021/1754 - Approval of details pursuant to condition 43a (delivery and servicing plan relating to Building 1A) attached to planning permission HGY/2019/2804. Approved 11/08/2021.
- HGY/2022/0656 - Approval of details pursuant to condition 26 Part C (Landscape Details) attached to planning permission HGY/2019/2804. Approved 27/05/2022.

3. ANALYSIS/ASSESSMENT

The conditions read as follows:

- Condition 43a

PRIOR TO OCCUPATION – Delivery and Servicing Plan

Prior to occupation of Building 1A, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter managed in accordance with the approved details.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

- Condition 43b

PRIOR TO OCCUPATION – Delivery and Servicing Plan

Prior to occupation of Building 1, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter managed in accordance with the approved details.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

Pursuant to the above conditions the applicant has provided Delivery and Service Plans (DSPs) for both Buildings. DSPs have already been approved under HGY/2021/1169 and HGY/2021/1754. The current submission seeks approval for amendments to those DSPs to reflect the changes to the scheme granted under HGY/2022/0656. All other aspects of the plans remain the same as previously approved. Therefore, the submitted plans are acceptable and the details should be approved.

Under the NMA approval ref: HGY/2020/2806 the applicant was advised that they must pay per week for the additional second collection of refuse within a given week for Building 1. The additional collection cost to enable a twice-weekly collection is approximately £290.38. This relates to the cost per collection. This has been attached as an informative.

4. RECOMMENDATION

APPROVE DELIVERY AND SERVICING PLAN DETAILS (FOR BUILDINGS 1 & 1A) RESERVED BY CONDITIONS 43A and 43B ATTACHED TO HGY/2019/2804.

As shown on approved drawings/documents:

ASHLEY GARDENS BUILDING 1 DELIVERY AND SERVICE PLAN SEPTEMBER 2022; and
ASHLEY GARDENS BUILDING 1A DELIVERY AND SERVICE PLAN SEPTEMBER 2022.

Informatives:

- The applicant is advised that the additional collection cost to enable a twice-weekly collection for Building 1 is approximately £290.38. This relates to the cost per collection. This is the cost that the applicant must pay per week for the additional second collection within a given week. As the 1st one is paid for by Haringey. This was agreed by the applicant's agent under NMA approval ref: HGY/2020/2806 in an email dated 07 January 2021 from Lichfields.