

Planning Sub Committee 06 March 2023

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.1

Reference No: HGY/2022/3858	Ward: Hornsey
Address: Wat Tyler House, Boyton Road, Hornsey, London, N8 7AU	
Proposal: Redevelopment of the car park adjacent to Wat Tyler House to provide 15 new Council rent homes in a part 4, 5 and 7 storey building. Provision of associated amenity space, cycle and refuse/recycling stores, a wheelchair parking space on Boyton Road and enhancement of existing communal areas and play space to the rear on the Campsbourne Estate.	

To note: the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report

(amendments in **bold**):

REPORT AMENDMENTS

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The scheme has been designed to include a number of sustainability measures and to be energy efficient, delivering a **84% 76%** reduction in carbon emissions.

Conclusion

6.125 The scheme has been designed to include a number of sustainability measures and to be energy efficient, delivering a **84% 76%** reduction in carbon emissions.

Appendix 1: Conditions and Informatives

ALTERATIONS TO CONDITIONS

2. The approved plans comprise drawing nos: KCA-0535-0001 Revision K, KCA-0535-0003 Revision G, PL_0300, PL_0301, PL_0302, KCA-0535-1000 Revision I, KCA-0535-1100 Revision ~~M~~ **N**, KCA-0535-1101 Revision G, KCA-0535-1102 Revision G, KCA-0535-1103 Revision G, KCA-0535-1104 Revision G, KCA-0535-1105 Revision F, KCA-0535-1106 Revision G, KCA-0535-1107 Revision H, KCA-0535-2000 Revision E, KCA-0535-2001 Revision C, KCA-0535-3000 Revision G, KCA-0535-3001 Revision H, KCA-0535-3002 Revision H, KCA-0535-3003 Revision G, Arbtech AIA 01, Arbtech TCP 02, Arbtech TPP 01, 2.02, 5641_A_02 and 5641_A_03.

Appendix 2: Consultation Responses

(Received since publication of the agenda)

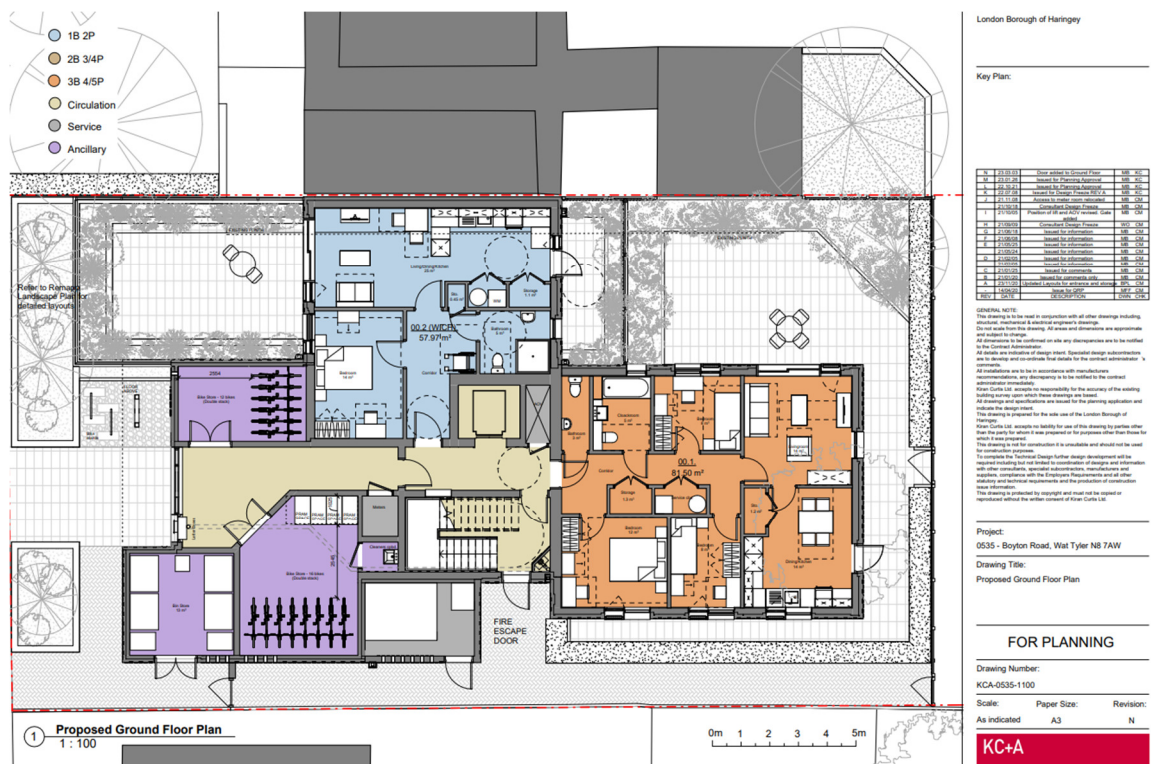
Stakeholder	Question/Comment	Response
EXTERNAL		
Health & Safety Executive	Scope of consultation It is noted that the above application relates to a development containing one building with split height storey levels of 4, 5 and 7-storeys and an overall building height of 19m. The proposed building comprises ancillary accommodation at ground and 5th floor levels and plant areas located at 4th, 5th and 7th floor roof levels. Residential accommodation is located on every floor level (ground to 6th floor inclusive). The proposed building is served by a single staircase. The single staircase constitutes the only escape staircase and only firefighting staircase serving dwellings on upper floors. Section 6 within the fire statement confirms that the building has been designed using Approved Document B: volume 1 (ADBv1). HSE has assessed the application accordingly. Previous consultation HSE received a consultation request on 03/02/2023 for the aforementioned planning application and responded on 09/02/2023, under the HSE reference pgo-2750, with the headline: 'Some Concern'. Current consultation A subsequent email was received from the LPA on 16/02/2023 requesting further consultation and provided information from the applicant in the consultation request email ('the applicant's response').	Amendments have been made to the ground floor plan to include an additional fire door on the ground floor to address HSE concerns. Officers note that the means of escape for ground floor units will be subject to consideration at a Building Regulations stage. Comments regarding means of escape for upper floor flats are considered in the fire safety section of the report and note that Building Control and LFB are satisfied with the proposals.

	For the avoidance of doubt, this substantive response is in relation to the applicant's response. HSE's outstanding concerns For ease of reference, following a review of the information available in this planning application, HSE maintains the following concern: • Means of escape - single staircase being made vulnerable due to the connection with ancillary accommodation. The above concern has not been resolved to HSE's satisfaction. The resolution to this concern is likely to affect land use planning considerations such as the design and appearance of the development. If the applicant is unable or unwilling to resolve these concerns, then an impasse has been reached. Means of escape As stated in the previous substantive response, the ground floor plan shows ancillary accommodation (comprising cycle stores, which may contain lithium-ion batteries) connecting to the single staircase. Fire safety standards state that "where a common stair is not part of the only escape route from a flat, it may also serve ancillary accommodation from which it is separated by a protected lobby or protected corridor (minimum REI 30)." The connection of the ancillary accommodation affects the single means of escape staircase serving the residential accommodation located on every upper floor level. Design changes necessary to ensure the ancillary accommodation does not connect with the single staircase will affect land use planning considerations relating to the appearance of the development, where the internal access is removed and external access to the cycle store is provided.	
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	Supplementary information The following information does not contribute to HSE's substantive response and should not be used for the purposes of decision making by the local planning authority. Means of escape HSE acknowledges that independent escape from the ground floor residential accommodation is available. This information was not stated in the fire statement. In relation to the connection of ancillary accommodation on the same storey as residential dwellings at ground floor level, HSE is satisfied that this has been resolved. This will be subject to consideration at later regulatory stages.	
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Appendix 3: Plans & Images

Appendix 3 is amended to include revised ground floor plan, which would supersede KCA-0535-1100 Revision M.



Planning Sub Committee 6 March 2023

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.9

Reference No: HGY/2021/1909	Ward: Hornsey
Address: Cross House 7 Cross Lane N8 7SA	
The proposal description is amended (in bold) to correct the number of car parking space proposed as follows	
Proposal: Demolition of existing building; redevelopment to provide business (Class E(g)(iii)(light industrial) use at the ground, first and second floors, residential (Class C3) use on the upper floors, within a building of six storeys plus basement, provision of 6 car parking spaces and refuse storage.	

To note: the numbering as set out in this addendum corresponds with the numbering of each section within the Officers committee report

REPORT AMENDMENTS

The description of development above is corrected to state 6 rather than 7 parking spaces are proposed as set out in the body of the report.

2. RECOMMENDATION

Paragraph 2.3 is amended (in bold) to correct the S106 completion date as follows

That the agreement referred to in resolution (2.1) above is to be completed no later than **06/05/2023** within such extended time as the Head of Development Management or the Assistant Director Planning, Building Standards & Sustainability shall in his sole discretion allow; and

5. LOCAL REPRESENTATIONS

1 further objection has been received which have raised a number of points. Many of these points have already been considered in the officers report the additional points are addressed below. The additional points raised are as follows:

- Disruption from the car park entrance to local residents
- The first floor terrace is not set back or screened like Granita Courts terrace
- Noise and disturbance from the first floor terrace in a residential area

- Concerns the commercial units will have balconies
- Access to the terrace of the commercial property should be restricted
- The terrace should be redesigned

6. MATERIAL PLANNING CONSIDERATIONS

Clarification Points

'Principle of the development'

Paragraph 6.2.19 is amended (in bold) to correct the sentence as follows

Whilst Policy DM38 requires affordable workspace where viable, **in this instance given the scale of the proposed development affordable workspace provision is not required.** The Smithfield Yard development **however** which falls within the same site allocation and provides a greater quantity of housing provides affordable workspace.

Residential Quality

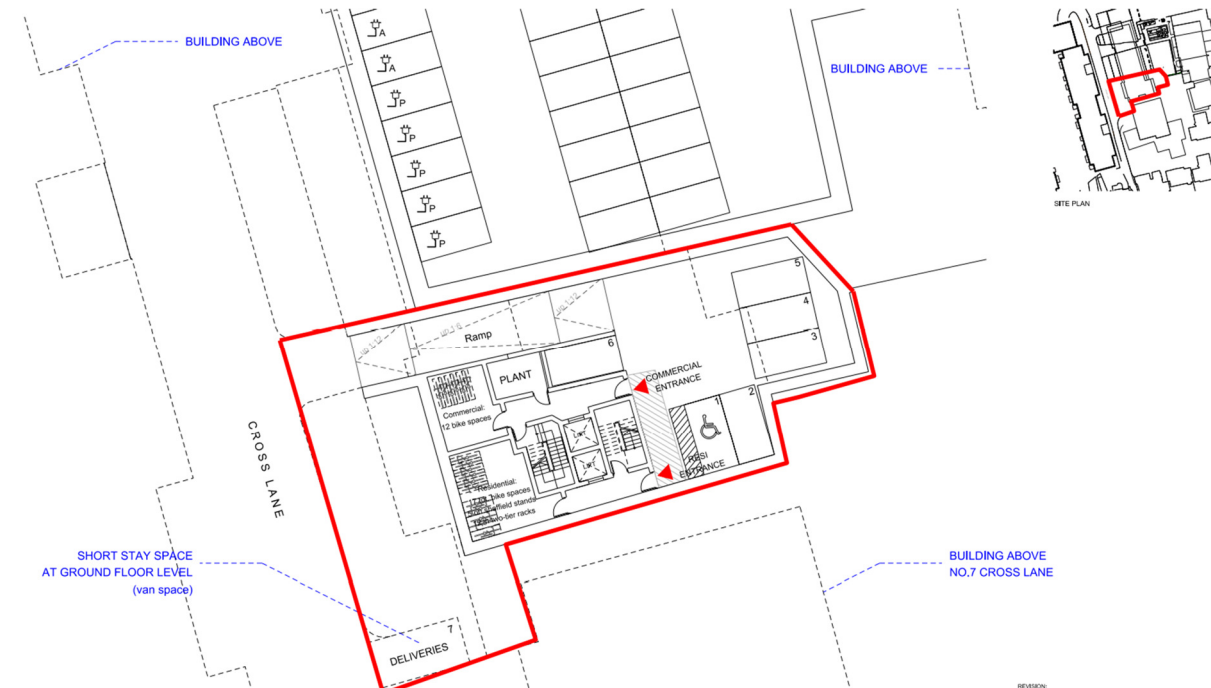
Paragraph 6.5.3 is amended (in bold) to correct the aspect of the flats proposed as follows

The flats which are single aspect are either east or west facing. **There are no north facing single aspect flats proposed**

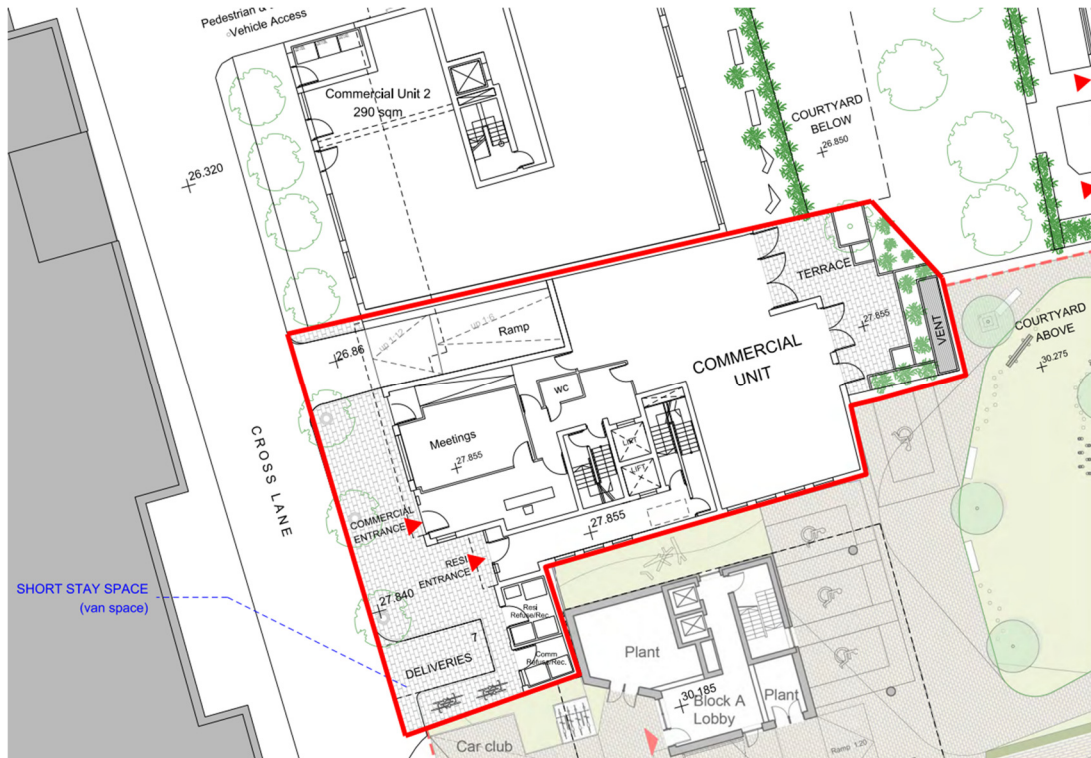
Appendix 2: Plans and Images

Appendix 2 is amended to include floor plans

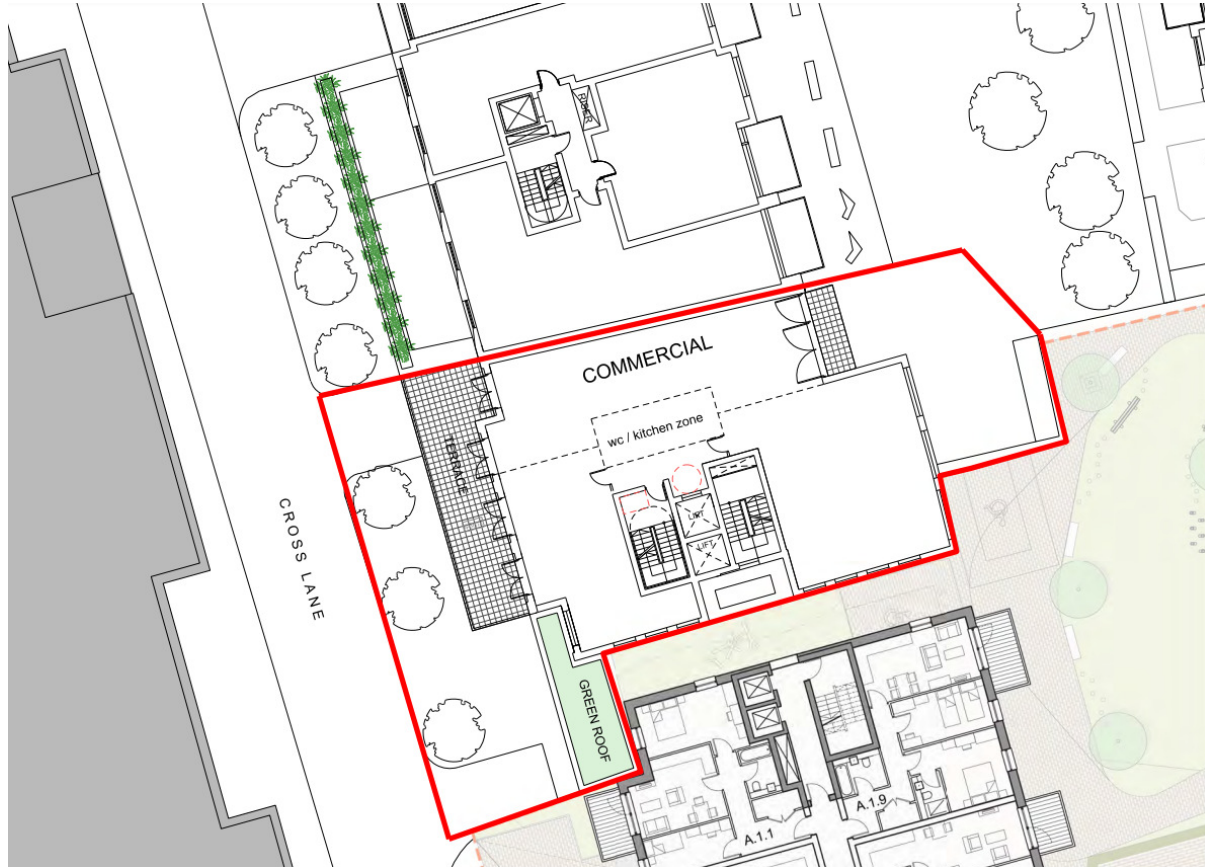
Proposed lower ground floor plan



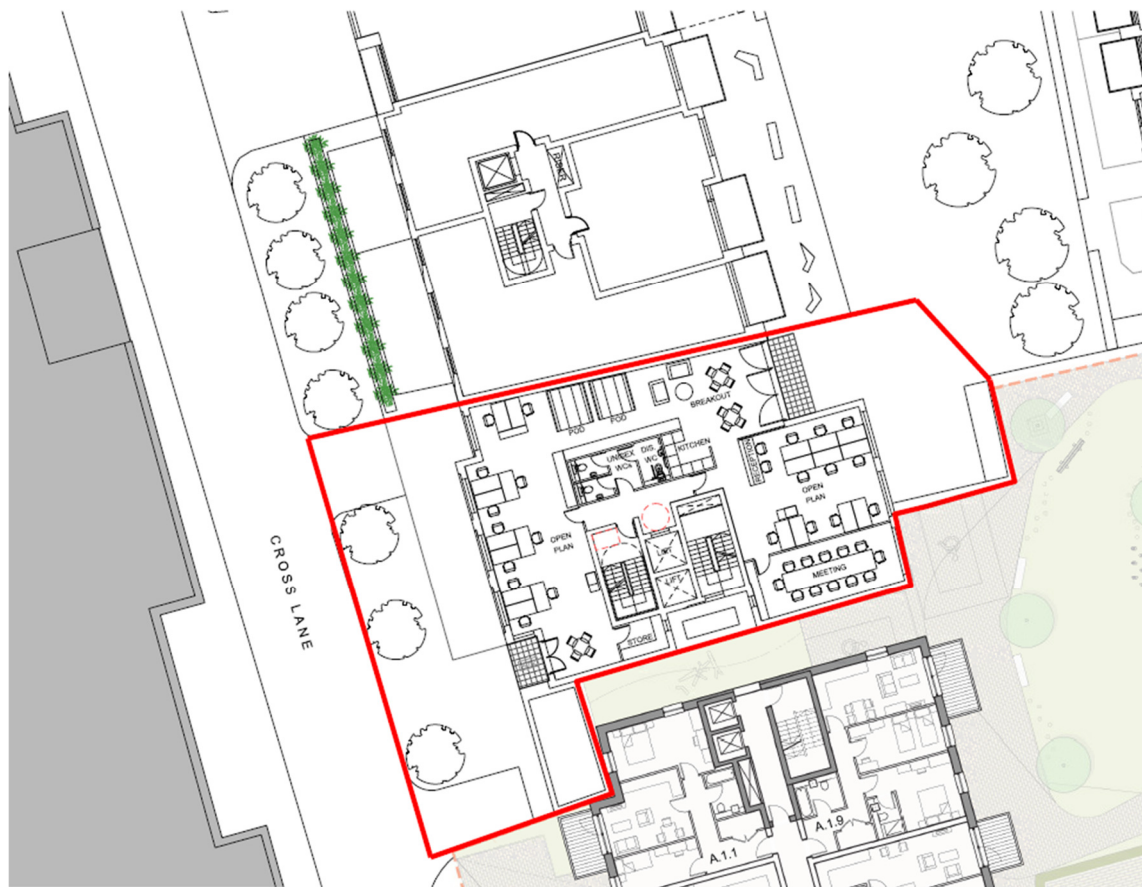
Proposed ground floor plan



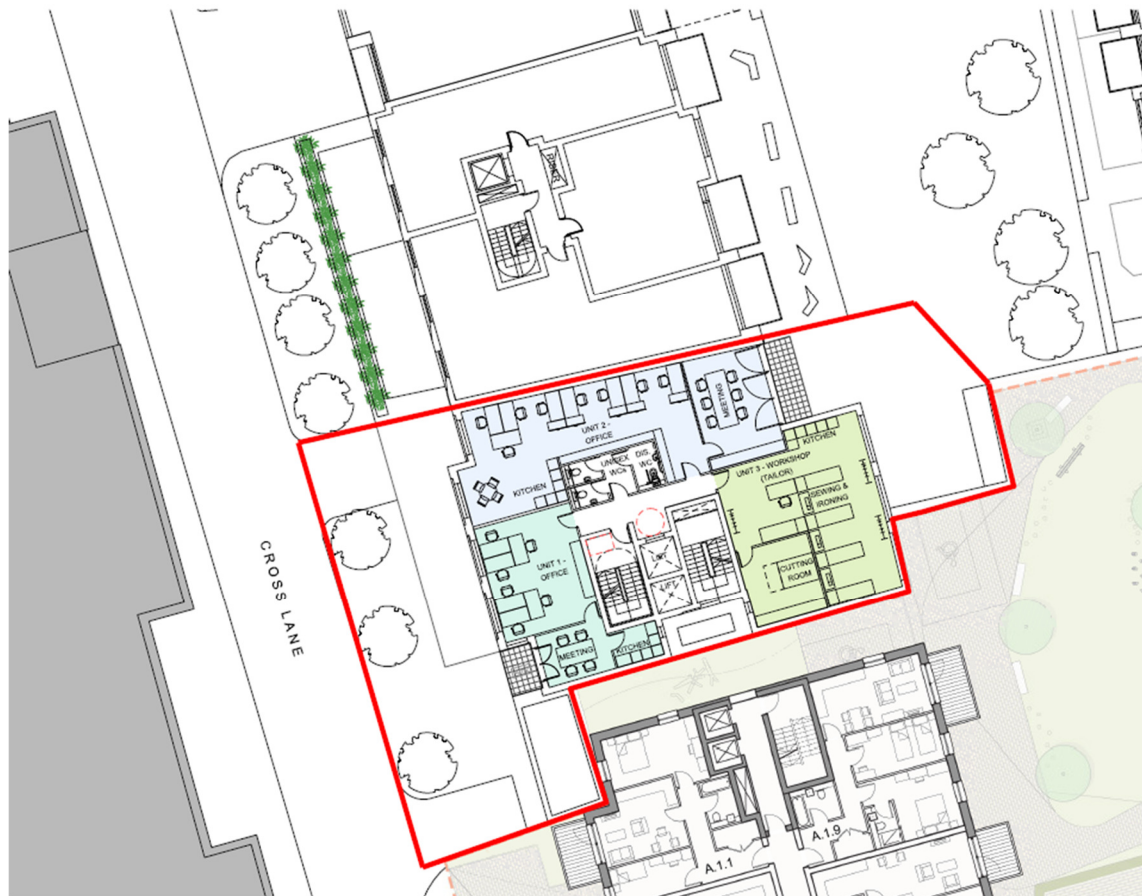
Proposed 1st floor



Proposed 2nd floor –Employment floorspace – single occupant



Proposed 2nd floor –Employment floorspace – multiple occupant



Proposed typical flat layout



Appendix 3 Consultation Responses from internal and external agencies

Appendix 3 is amended to include a further objection

NEIGHBOURING PROPERTIES		
1 further letter received	- Disruption from the car park entrance to local residents - The first floor terrace is not set back or screened like Granita Courts terrace - Noise and disturbance from the first floor terrace in a residential area - Access to the terrace of the commercial property should be restricted - The terrace should be redesigned	The proposal will not result in any greater disruption from the car park than should be expected in an urban area. The 1st floor terrace would not result in a significant increase in overlooking to neighbouring properties The proposal will not result in any greater noise or disturbance from the first floor terrace than the current situation. The first floor terrace would not have a significant impact on neighbouring properties The design of the first floor terrace is considered appropriate