

Officer's Report

Application Number	HGY/2022/4340
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 63 - partial discharge (Lighting Strategy) of planning permission HGY/2017/3117 in relation to Blocks D1, D2, D3 and D4
Case Officer	Valerie Okeiyi
Valid Date	02/12/2022
Applicant	
Agent	St James

RECOMMENDATION

Approve

PROPOSAL

Approval of details pursuant to condition 63 - partial discharge (Lighting Strategy) of planning permission HGY/2017/3117 in relation to Blocks D1, D2, D3 and D4.

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.

CONSULTATION RESPONSES

Internal:

Lighting Engineer - Happy for the condition to be discharged.

ANALYSIS/ASSESSMENT

Condition 63 (Lighting Strategy) reads:

Prior to the occupation of each phase a lighting strategy to address all external lighting across within the phase shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 'Local Character'.

Officers are satisfied the light strategy details are satisfactory to discharge condition 63 in relation to blocks D1, D2, D3 and D4.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 63

Informatives:

- The applicant is advised that condition 63 (Lighting Strategy) has only been discharged in part and relates to Blocks D1, D2, D3 and D4 only.