

Officer's Report

Application Number	HGY/2023/0478
Type	Approval of details reserved by a condition
Location	Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ
Proposal	Approval of details reserved by Condition 3 (Phasing strategy & details) of Planning Permission HGY/2016/4165
Case Officer	Philip Elliott
Valid Date	17/02/2023
Applicant	-
Agent	Miss Georgia Crowley

RECOMMENDATION

Approve

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2023/0478
Ward: Tottenham Hale

Date received: 17/02/2023

Last amended date: 23/03/2023

Drawing number/title of plans/approved documents:

Ashley House and Cannon Factory Phasing Strategy March 2023 - ACF-BPTW-XX-XX-DO-A-0640-P06-S3 by BPTW.

Address: Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ

Proposal: Approval of details reserved Cannon Factory and Ashley House, Ashley Road, London, N17 9LZ by Condition 3 (Phasing strategy & details) of Planning Permission HGY/2016/4165

Applicant: Lichfields as agent on behalf of Notting Hill Home Ownership

Officer contact: Philip Elliott

2. APPROVED DEVELOPMENT

Outline planning permission (Reference: HGY/2016/4165) was granted on 2 May 2018 for: Demolition of the existing buildings at Ashley House and Cannon Factory and erection of three buildings to provide up to 3,600sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), up to 265 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works.

Reserved Matters of appearance, landscaping, layout, scale and access and discharge of Condition 1 of outline planning application HGY/2016/4165 for the demolition of the existing buildings at Cannon Factory and Ashley House and erection of three buildings to provide 3,171 sqm of commercial floorspace (GEA) (Class A1/A3/B1/D1), and 256 residential units (Class C3), new public realm, landscaped amenity space, car and cycle parking and all associated works - was approved under HGY/2018/2353 on 14/11/2018.

3. CONSULTATION RESPONSES

Waste Strategy Manager

Based on the information provided I do not have any other comments or concerns about the phasing strategy, and we welcome the opportunity to review more details concerning delivery, servicing, and waste management for each phase through Condition 27.

Energy Infrastructure Manager

Reassured by the proposals for Buildings 2/2A in terms of details of infrastructure and the capacities of shared infrastructure.

Will expect to see details relating to Block 3 (Cannon Factory) as part of the Energy Plan discussions required under obligations in the associated s106.

4. ANALYSIS/ASSESSMENT

Condition 3 reads:

PRE-COMMENCEMENT - Phasing strategy & details

No part of the development hereby permitted shall be commenced unless and until a phasing strategy showing the location of each building and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently.

The phasing strategy shall include details of:

1. the order in which the development and occupation of buildings within the relevant phase shall take place taking into account its relationship to the wider ARS masterplan;
2. the quantum, tenure and location of affordable housing to be provided in that phase of the development;
3. the area, location and programme for construction of public open space, public realm and landscaping to be provided in that phase;
4. infrastructure, including the capacity of shared energy infrastructure for that phase;
5. the principles of waste / refuse and servicing for that phase; and
6. the chargeable development(s) comprised in that phase for the purposes of the Community Infrastructure Levy.

The Development shall only commence in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time.

Reason: To ensure that the development is consistent with the principles of good masterplanning. It is necessary for condition to prevent commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.

The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

Pursuant to Condition 3 the applicant has submitted a Phasing Strategy. The strategy fulfils each of the 6 criteria listed in the condition and shows the location of each building and includes details of the order in which the buildings will be commenced, including a demolition phase.

The details would ensure that the development is consistent with the principles of good master planning and are acceptable.

5. RECOMMENDATION

APPROVE PHASING STRATEGY DETAILS RESERVED BY CONDITION 3 ATTACHED TO HGY/2016/4165.

Informatives:

- **INFORMATIVE:** The applicant is advised that an updated phasing strategy would need to be submitted and approved in writing if any changes are made to the approved strategy.