

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Luke Challenger
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36 King Street
Bristol
BS1 4DZ

On behalf of
Austringer Capital Ltd
c/o Agent
PR3 5BT

Planning Application Reference No. **HGY/2022/1076**

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010

NON MATERIAL AMENDMENT TO A PLANNING APPLICATION

Location: **Land off Brook Road and Mayes Road, N22**

Proposal: **Non-material amendment to planning permission HGY/2017/2886 for 161 residential flats (Use Class C3), and mixed use development to amend condition 2 (approved plans) and to amend triggers for conditions 3 (materials), 4 (cycle parking), 9 (design code public realm), 26 (overheating), 34 (sound insulation), 41 (parking layout), 49 (phasing strategy), 51 (CHP feasibility)**

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on 22/03/2022, **APPROVE** your application as a non-material amendment.

Applicant's drawing number(s): WGR-CAA-XX-XX-DR-A-0100/P1; WGR-CAA-XX-XX-DR-A-1001/P3; 8688-BOW-A1-01-DR-A-0001-P3; Black Box Planning letter dated 18 March 2022

INFORMATIVE:

For the avoidance of doubt, conditions 2, 3, 4, 9, 26, 34, 41, 49 and 51 of planning permission reference HGY/2017/2886 shall now read as follows:

Condition 2 - In accordance with plans

The subdivision of Phase 1 into updated Phases 1 and 2 means 30 affordable housing units would be constructed within core 4 of Phase 1, and there would be no impact on the delivery of affordable housing in Phase 1. Nor would there be an impact on the timing of the delivery of the medical centre. The medical centre is required to be fitted out to shell and core before occupation of more than 75% of the market housing, and therefore operation of the medical centre was not anticipated until after 75% of the market housing is occupied.

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Condition 3 - Materials to be approved

Prior to the commencement of above ground works to any phase of the development hereby approved details of appropriately high quality and durable finishing materials to be used for the external surfaces of that phase of the development, including samples shall be submitted to and approved in writing by the Local Planning Authority. Samples shall include example external panelling at a minimum, combined with a schedule of the exact product references for other materials.

Condition 4 - Cycle parking design

Prior to the commencement of above ground development of any phase of development hereby approved details of the provision and design of cycle parking for that phase shall be submitted to and approved by the Local Authority be at the very least in accordance with the 2016 London Plan and London Cycle Design Standard and accredited to a minimum of PAS24:2016 accreditation, with self closing, self-locking mechanism, fob access into the store and push button to release to exit and as far as practicable provision shall be in accordance with the Publication London Plan 2020.

Condition 9 - Design code for public realm

Prior to commencement of above ground works of the relevant phase of development (save for demolition) hereby approved a detailed design code for the public realm areas of and surrounding the site, shall be submitted to and approved in writing by the Local Planning Authority. Public realm works shall be undertaken in accordance with this design code and shall be retained as such thereafter, unless otherwise agreed in writing.

Condition 26 - Overheating

Prior to commencement of above ground works of the relevant phase of development (save for demolition), minimal risk of overheating shall be insured through the compilation of results of dynamic thermal modelling (under London's future temperature projections) for all internal spaces shall be submitted to and approved by the Local Planning Authority and shall be operational prior to the first occupation of the development hereby approved.

Details in this strategy will include measures that address the following:

- the standard and the impact of the solar control glazing;
- that the overheating pipe work space is designed in to the building allow the retrofitting of cooling and ventilation equipment
- what passive design features have been included
- what mitigation strategies are included to overcome any overheating risk

This model and report should include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. Air Conditioning will not be supported unless exceptional justification is given. Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

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Condition 34 - Sound insulation

Prior to the commencement of above ground works of the relevant phase of development (save for demolition), details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Environmental Health Officer. The scheme shall be installed as approved prior to any commercial occupation of the site and shall be maintained thereafter.

Condition 41 - Revised parking layout

Notwithstanding the approved plans, a revised parking layout demonstrating how access for maintenance / works to the Moselle River will be maintained, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works of the relevant phase of development. The development shall thereafter be built only in accordance with the approved details.

Condition 49 - Phasing Strategy

This shall be a phased development in accordance with the phasing plan schedule set out in drawing WGRCAA- XX-XX-DR-A-2005/P3 8688-BOW-A1-01-DR-A-0001-P3 (Proposed Phasing Strategy) unless otherwise agreed in writing by the Local Planning Authority.

Condition 51 - CHP Feasibility

Prior to the commencement of above ground works of the relevant phase (save for demolition) hereby approved details of the following will be required to be submitted and approved in writing by the Local Planning Authority:

- a). The proposed CHP including capacity and efficiency of plant and associated thermal store;
- b). Analysis of energy consumption and generation profiles to demonstrate how the CHP can potentially operate in tandem with the thermal store to deliver 100% of the development's heat as set out in the Energy Strategy;
- c) The management of the CHP taking into account how it will be maintained and how its operation will be scheduled to deliver 100% of the development's heat as set out in the Energy Strategy; and
- d) Demonstration that the proposed CHP operation to meet 100% of the development's heat load is economically preferable to obtaining some or all of the development's heat requirement from boiler plant for approval.

Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority. Should this not be possible or feasible then an alternative Energy Statement excluding CHP use shall be submitted to and approved by the Local Planning Authority.

15/11/2022

Robbie McNaughton

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