

Officer's Report

Application Number HGY/2022/4530
Type Approval of details reserved by a condition
Location Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal Approval of details pursuant to Condition A35 (Overheating) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer Martin Cowie
Valid Date 23/12/2022
Applicant Please refer to Company Name
Agent Matthew Eyre

RECOMMENDATION

Approve

Proposal - Approval of details pursuant to Condition A35 (Overheating) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019

APPROVED DEVELOPMENT

HGY/2018/2223

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019.

CONSULTATION RESPONSE

LBH Carbon Management:

A Building Users Guide has been provided. It is good that the acronyms have been explained. However, despite raising this issue, the report is still very technical and may be a barrier for residents with a low reading age and who have English as a second language. However, this is not a requirement of the condition.

Approved and can be discharged - email dated 24.05.2023

ANALYSIS/ASSESSMENT

Condition A35 states:

Prior to the residential occupation of the Plot A development, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2016) Policy 5.9 with passive measures being considered ahead of cooling systems. The Building User Guide will be issued to residential occupants upon first occupation.

REASON: In the interest of adapting to climate change and to secure sustainable development.

Pursuant to condition A35, the applicant has provided a Building User Guide as required by the condition.

LBH Planning and Carbon Management officers have considered the information submitted and consider it to be satisfactory. for the purposes of discharging Condition A35.

RECOMMENDATION

GRANT DISCHARGE CONDITION