

Officer's Report

Application Number	HGY/2023/0312
Type	Approval of details reserved by a condition
Location	Haringey Sixth Form Centre, White Hart Lane, Tottenham, London, N17 8HR
Proposal	Application for Approval of Details Reserved by Conditions C4 (Hard and Soft Landscaping), C5 (Overheating risk mitigation), C6 (Sustainable design and construction strategy) and C7a (details of the living roof) on planning application HGY/2022/2659
Case Officer	Zara Seelig
Valid Date	31/01/2023
Applicant	Mr John Mansfield
Agent	Mr Keith Varnes

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

HGY/2022/2659– Erection of a single storey building to provide two new classrooms, 4 tutorial rooms, and a reception entrance area, with landscaped garden for use by students. - 16/11/2022

ANALYSIS/ASSESSMENT

Condition 4 (Hard and Soft Landscaping)

There have been vast discussions surrounding the pond being removed from the original consent, costs have risen significantly and the biodiversity to be delivered throughout the site is considered acceptable without the need for the pond. The discussions also involved the practicality of the pond in terms of health and safety and so there was sufficient reason to remove the pond from the approved development.

Overall, the landscaping proposed is considered acceptable in the context of the plans provided, as such ensuring the development will assimilate within its surrounding context.

Condition 5 (Overheating Risk Mitigation)

A note was submitted in order to satisfy the condition 5 requirements, the note states that "This relates to limiting the effects of heat gains in summer and is implemented for new buildings This development should have no issues with overheating due to all stages of the cooling hierarchy being followed, with the lack of communal heat distribution, provision of MVHR and openable windows (with blinds) being major factors in mitigation". This is considered acceptable and in line with policy.

Condition 6 (Sustainable Design and Construction Strategy)

A Sustainable Design and Construction Strategy has been submitted, it is considered acceptable and in line with the intentions of the condition.

Condition 7a (Details of the living roof)

Details of the green roof have been submitted and are considered acceptable.

RECOMMENDATION

It is considered that sufficient information has been submitted in support of this application to discharge conditions 4, 5, 6 & 7a. The recommendation is therefore one of approval to discharge the conditions as sought by this planning application.