

Officer's Report

Application Number	HGY/2022/4341
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 64 - partial discharge (Details of Central Dish/Receiving System) 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 Partial Discharge of Condition

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

LBH Design Officer:

All the drawings / documents submitted, with the exception of "03 BLOCK D1-D4 IRS LOCATIONS PHASE 3a.pdf", are of no help in considering this application. However, this last document gives me a great deal of comfort that the proposed satellite dishes will not be visible.

ANALYSIS/ASSESSMENT

Condition 64 (Details of Central Dish/Receiving System) reads:

Prior to the occupation of each phase development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

Reason: to protect the amenity of the locality

The proposed TV aerials and satellite dishes at 1.55m in height will not be prominently sited on the roof and will not be visible from street level, or from long views – in particular from Alexandra Palace (which is an important local and strategic view) as they will be obscured / hidden by the parapet of the building. The applicant has submitted a supporting document which shows the remaining roof clutter has been positioned where possible, away from the street side of the blocks to minimise the visual impact at street level.

An informative has been included to reflect the partial discharge of the condition in relation to this particular phase of the development.

RECOMMENDATION

Grant Partial Discharge of Condition 64.

Informatives:

- The applicant is advised that condition 64 (Details of Central Dish/Receiving System) has only been discharged in part and relates to Phase 3a (Blocks D1- D4) only.