

Officer's Report

Application Number	HGY/2023/0217
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 55 – Partial discharge (Commercial and Workspace Strategy) of planning permission HGY/2017/3117 relating to blocks D1 and D4 only
Case Officer	Valerie Okeiyi
Valid Date	23/01/2023
Applicant Agent	Ben Evans

RECOMMENDATION

Approve

1. 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

2. CONSULTATION RESPONSE

Internal

LBH Regeneration Officer - We approve ST William's Workspace strategy for D1, on the condition that they prioritise local businesses for leases on the site. As a local business currently operating on the Clarendon site, we ask that St William give Goodness Brewery first refusal on the unit in question. If Goodness do not take up the space, the council would like to work with St William to find another local business to lease it.

(Officers comments: St Williams has confirmed that they are happy to commit to this and they can provide periodic updates on how we progress with commercial negotiations with Goodness and other local businesses)

3. ANALYSIS/ASSESSMENT

Condition 55 (Commercial and Workspace Strategy) reads:

Prior to the occupation of any commercial floorspace within a phase, a strategy for commercial and workspace for that phase shall be submitted to and approved in writing by the Local Planning Authority (LPA).

The strategy shall include:

- a) a strategy that complements the existing and emerging cultural and economic offer in and around the site
- b) setting out a timetable for the marketing and occupation of such workspace;
- c) explaining how such workspace is designed to meet the needs of commercial undertakings;
- d) indicating the proposed lease terms and the proposed levels of rent for businesses together with an explanation of how those terms and rent compare with the lease terms and rent for equivalent commercial space elsewhere within the Borough.

Reason: To ensure the place making and economic objectives of the Wood Green AAP are secured.

The strategy submitted for phrase 3a explains the strategy for the commercial units in Block D1 and D4

The strategy addresses the criteria of condition 55 in that;

- The strategy complements the existing and emerging cultural and economic offer in and around the site in that the commercial units (Block D1 – Retail, Block D1 – Café and Block D4 – Café) will cater to both the local residents within the development and commercial neighbours. This surrounding area is an emerging business location for creative communities, start-ups and SMEs
- The strategy sets out the marketing timeline for the 3 commercial units from October 2022
- The strategy sets out the design considerations to meet the needs of the units
- The strategy sets out the proposed lease terms over a short and long term period, levels of rent and includes comparable sales and lease values as well as sales comparisons within and outside the borough

The applicants have also confirmed that they will prioritise local businesses for leases on the site and they will give Goodness Brewery first refusal on the unit in question. If the Goodness Brewery do not take up the space, they will work with the Council to find another local business to lease it.

The details submitted meets the requirement set out in condition 55 and can therefore be partially discharged for blocks D1 and D4 only.

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

4. RECOMMENDATION

Grant Partial Discharge of Condition 55

Informatives:

- **INFORMATIVE: Partial Discharge**
The applicant is advised that condition 55 (Commercial and Workspace Strategy) has only been discharged in part and relates to Phase 3a - blocks D1 and D4 only
- **INFORMATIVE: Local Business Priority**
The applicant is advised to prioritise local businesses for leases on the site and to give Goodness Brewery first refusal on the unit in question. If the Goodness Brewery do not take up the space, they will work with the Council to find another local business to lease it.